

# UNOFFICIAL COPY

This instrument was prepared by:

Name: TANIA SHEENA

Address:  
1900 EAST GOLF ROAD SUITE #1200  
SCHAUMBURG, IL 60173

After Recording Return To:  
BANKUNITED, FSB  
7815 N.W. 148TH STREET  
MIAMI LAKES, FL 33016



Doc#: 0414610099  
Eugene "Gene" Moore Fee: \$56.00  
Cook County Recorder of Deeds  
Date: 05/25/2004 11:46 AM Pg: 1 of 17

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## MORTGAGE

### DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated May 20, 2004, together with all Riders to this document.

(B) "Borrower" is DANIEL STAN AND ELIZABETA STAN, HUSBAND AND WIFE

Borrower is the mortgagor under this Security Instrument.

(C) "Lender" is BANKUNITED, FSB  
Lender is a CORPORATION organized and existing under the laws of UNITED STATES OF AMERICA. Lender's address is 7815 NW 148 STREET, MIAMI LAKES, Florida 33016

(D) "Note" means the promissory note signed by Borrower and dated May 20, 2004. The Note states that Borrower owes Lender Five Hundred Thirty One Thousand and no/100 Dollars (U.S. \$ 531,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than June 01, 2034

(E) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(F) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(G) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

- Adjustable Rate Rider
- Condominium Rider
- Second Home Rider
- Balloon Rider
- Planned Unit Development Rider
- Other(s) [specify]
- 1-4 Family Rider
- Biweekly Payment Rider

(H) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

METROPOLITAN TITLE CO. 04-06-06-07 Box 45

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THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

**1. Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges.** Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender in accordance with the notice provisions in Section 15. Lender may return any payment or partial payment if the payment or partial payments are insufficient to bring the Loan current. Lender may accept any payment or partial payment insufficient to bring the Loan current, without waiver of any rights hereunder or prejudice to its rights to refuse such payment or partial payments in the future, but Lender is not obligated to apply such payments at the time such payments are accepted. If each Periodic Payment is applied as of its scheduled due date, then Lender need not pay interest on unapplied funds. Lender may hold such unapplied funds until Borrower makes payment to bring the Loan current. If Borrower does not do so within a reasonable period of time, Lender shall either apply such funds or return them to Borrower. If not applied earlier, such funds will be applied to the outstanding principal balance under the Note immediately prior to foreclosure. No offset or claim which Borrower might have now or in the future against Lender shall relieve Borrower from making payments due under the Note and this Security Instrument or performing the covenants and agreements secured by this Security Instrument.

**2. Application of Payments or Proceeds.** Except as otherwise described in this Section 2, all payments accepted and applied by Lender shall be applied in the following order of priority: (a) interest due under the Note; (b) principal due under the Note; (c) amounts due under Section 3. Such payments shall be applied to each Periodic Payment in the order in which it became due. Any remaining amounts shall be applied first to late charges, second to any other amounts due under this Security Instrument, and then to reduce the principal balance of the Note.

If Lender receives a payment from Borrower for a delinquent Periodic Payment which includes a sufficient amount to pay any late charge due, the payment may be applied to the delinquent payment and the late charge. If more than one Periodic Payment is outstanding, Lender may apply any payment received from Borrower to the repayment of the Periodic Payments if, and to the extent that, each payment can be paid in full. To the extent that any excess exists after the payment is applied to the full payment of one or more Periodic Payments, such excess may be applied to any late charges due. Voluntary prepayments shall be applied first to any prepayment charges and then as described in the Note.

Any application of payments, insurance proceeds, or Miscellaneous Proceeds to principal due under the Note shall not extend or postpone the due date, or change the amount, of the Periodic Payments.

**3. Funds for Escrow Items.** Borrower shall pay to Lender on the day Periodic Payments are due under the Note, until the Note is paid in full, a sum (the "Funds") to provide for payment of amounts due for: (a) taxes and assessments and other items which can attain priority over this Security Instrument as a lien or encumbrance on the Property; (b) leasehold payments or ground rents on the Property, if any; (c) premiums for any and all insurance required by Lender under Section 5; and (d) Mortgage Insurance premiums, if any, or any sums payable by Borrower to Lender in lieu of the payment of Mortgage Insurance premiums in accordance with the provisions of Section 10. These items are called "Escrow Items." At origination or at any time during the term of the Loan, Lender may require that Community Association Dues, Fees, and Assessments, if any, be escrowed by Borrower, and such dues, fees and assessments shall be an Escrow Item. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this Section. Borrower shall pay Lender the Funds for Escrow Items unless Lender waives Borrower's obligation to pay the Funds for any or all Escrow Items. Lender may waive Borrower's obligation to pay to Lender Funds for any or all Escrow Items at any time. Any such waiver may only be in writing. In the event of such waiver, Borrower shall pay directly, when and where payable, the amounts due for any Escrow Items for which payment of Funds has been waived by Lender and, if Lender requires, shall furnish to Lender receipts evidencing such payment within such time period as Lender may require. Borrower's obligation to make such payments and to provide receipts shall for all purposes be deemed to be a covenant and agreement contained in this Security Instrument, as the phrase "covenant and agreement" is used in Section 9. If Borrower is obligated to pay Escrow Items directly, pursuant to a waiver, and Borrower

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fails to pay the amount due for an Escrow Item, Lender may exercise its rights under Section 9 and pay such amount and Borrower shall then be obligated under Section 9 to repay to Lender any such amount. Lender may revoke the waiver as to any or all Escrow Items at any time by a notice given in accordance with Section 15 and, upon such revocation, Borrower shall pay to Lender all Funds, and in such amounts, that are then required under this Section 3.

Lender may, at any time, collect and hold Funds in an amount (a) sufficient to permit Lender to apply the Funds at the time specified under RESPA, and (b) not to exceed the maximum amount a lender can require under RESPA. Lender shall estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with Applicable Law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is an institution whose deposits are so insured) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items no later than the time specified under RESPA. Lender shall not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and Applicable Law permits Lender to make such a charge. Unless an agreement is made in writing or Applicable Law requires interest to be paid on the Funds, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender can agree in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds as required by RESPA.

If there is a surplus of Funds held in escrow, as defined under RESPA, Lender shall account to Borrower for the excess funds in accordance with RESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the shortage in accordance with RESPA, but in no more than 12 monthly payments. If there is a deficiency of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the deficiency in accordance with RESPA, but in no more than 12 monthly payments.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender.

**4. Charges; Liens.** Borrower shall pay all taxes, assessments, charges, fines, and impositions attributable to the Property which can attain priority over this Security Instrument, leasehold payments or ground rents on the Property, if any, and Community Association Dues, Fees, and Assessments, if any. To the extent that these items are Escrow Items, Borrower shall pay them in the manner provided in Section 3.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender, but only so long as Borrower is performing such agreement; (b) contests the lien in good faith by, or defends against enforcement of the lien in, legal proceedings which in Lender's opinion operate to prevent the enforcement of the lien while those proceedings are pending, but only until such proceedings are concluded; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which can attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Within 10 days of the date on which that notice is given, Borrower shall satisfy the lien or take one or more of the actions set forth above in this Section 4.

Lender may require Borrower to pay a one-time charge for a real estate tax verification and/or reporting service used by Lender in connection with this Loan.

**5. Property Insurance.** Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and any other hazards including, but not limited to, earthquakes and floods, for which Lender requires insurance. This insurance shall be maintained in the amounts (including deductible levels) and for the periods that Lender requires. What Lender requires pursuant to the preceding sentences can change during the term of the Loan. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's right to disapprove Borrower's choice, which right shall not be exercised unreasonably. Lender may require Borrower to pay, in connection with this Loan, either: (a) a one-time charge for flood zone determination, certification and tracking services; or (b) a one-time charge for flood zone determination and certification services and subsequent charges each time remappings or similar changes occur which reasonably might affect such determination or certification. Borrower shall also be responsible for the payment of any fees imposed by the Federal Emergency Management Agency in connection with the review of any flood zone determination resulting from an objection by Borrower.

If Borrower fails to maintain any of the coverages described above, Lender may obtain insurance coverage, at Lender's option and Borrower's expense. Lender is under no obligation to purchase any particular type or amount of coverage. Therefore, such coverage shall cover Lender, but might or might not protect Borrower, Borrower's equity in the Property, or the contents of the Property, against any risk, hazard or liability and might provide greater or lesser coverage than was



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previously in effect. Borrower acknowledges that the cost of the insurance coverage so obtained might significantly exceed the cost of insurance that Borrower could have obtained. Any amounts disbursed by Lender under this Section 5 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

All insurance policies required by Lender and renewals of such policies shall be subject to Lender's right to disapprove such policies, shall include a standard mortgage clause, and shall name Lender as mortgagee and/or as an additional loss payee. Lender shall have the right to hold the policies and renewal certificates. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. If Borrower obtains any form of insurance coverage, not otherwise required by Lender, for damage to, or destruction of, the Property, such policy shall include a standard mortgage clause and shall name Lender as mortgagee and/or as an additional loss payee.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower. Unless Lender and Borrower otherwise agree in writing, any insurance proceeds, whether or not the underlying insurance was required by Lender, shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such insurance proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such insurance proceeds, Lender shall not be required to pay Borrower any interest or earnings on such proceeds. Fees for public adjusters, or other third parties, retained by Borrower shall not be paid out of the insurance proceeds and shall be the sole obligation of Borrower. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such insurance proceeds shall be applied in the order provided for in Section 2.

If Borrower abandons the Property, Lender may file, negotiate and settle any available insurance claim and related matters. If Borrower does not respond within 30 days to a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may negotiate and settle the claim. The 30-day period will begin when the notice is given. In either event, or if Lender acquires the Property under Section 22 or otherwise, Borrower hereby assigns to Lender (a) Borrower's rights to any insurance proceeds in an amount not to exceed the amounts unpaid under the Note or this Security Instrument, and (b) any other of Borrower's rights (other than the right to any refund of unearned premiums paid by Borrower) under all insurance policies covering the Property, insofar as such rights are applicable to the coverage of the Property. Lender may use the insurance proceeds either to repair or restore the Property or to pay amounts unpaid under the Note or this Security Instrument, whether or not then due.

**6. Occupancy.** Borrower shall occupy, establish, and use the Property as Borrower's principal residence within 60 days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender otherwise agrees in writing, which consent shall not be unreasonably withheld, or unless extenuating circumstances exist which are beyond Borrower's control.

**7. Preservation, Maintenance and Protection of the Property; Inspections.** Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate or commit waste on the Property. Whether or not Borrower is residing in the Property, Borrower shall maintain the Property in order to prevent the Property from deteriorating or decreasing in value due to its condition. Unless it is determined pursuant to Section 5 that repair or restoration is not economically feasible, Borrower shall promptly repair the Property if damaged to avoid further deterioration or damage. If insurance or condemnation proceeds are paid in connection with damage to, or the taking of, the Property, Borrower shall be responsible for repairing or restoring the Property only if Lender has released proceeds for such purposes. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. If the insurance or condemnation proceeds are not sufficient to repair or restore the Property, Borrower is not relieved of Borrower's obligation for the completion of such repair or restoration.

Lender or its agent may make reasonable entries upon and inspections of the Property. If it has reasonable cause, Lender may inspect the interior of the improvements on the Property. Lender shall give Borrower notice at the time of or prior to such an interior inspection specifying such reasonable cause.

**8. Borrower's Loan Application.** Borrower shall be in default if, during the Loan application process, Borrower or any persons or entities acting at the direction of Borrower or with Borrower's knowledge or consent gave materially false, misleading, or inaccurate information or statements to Lender (or failed to provide Lender with material information) in connection with the Loan. Material representations include, but are not limited to, representations concerning Borrower's occupancy of the Property as Borrower's principal residence.

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of the Property. Upon the assignment, Lender shall have the right to modify, extend or terminate the existing leases and to execute new leases, in Lender's sole discretion. As used in this paragraph G, the word "lease" shall mean "sublease" if the Security Instrument is on a leasehold.

**H. ASSIGNMENT OF RENTS; APPOINTMENT OF RECEIVER; LENDER IN POSSESSION.** Borrower absolutely and unconditionally assigns and transfers to Lender all the rents and revenues ("Rents") of the Property, regardless of to whom the Rents of the Property are payable. Borrower authorizes Lender or Lender's agents to collect the Rents, and agrees that each tenant of the Property shall pay the Rents to Lender or Lender's agents. However, Borrower shall receive the Rents until (i) Lender has given Borrower notice of default pursuant to Section 22 of the Security Instrument and (ii) Lender has given notice to the tenant(s) that the Rents are to be paid to Lender or Lender's agent. This assignment of Rents constitutes an absolute assignment and not an assignment for additional security only.

If Lender gives notice of default to Borrower: (i) all Rents received by Borrower shall be held by Borrower as trustee for the benefit of Lender only, to be applied to the sums secured by the Security Instrument; (ii) Lender shall be entitled to collect and receive all of the Rents of the Property; (iii) Borrower agrees that each tenant of the Property shall pay all Rents due and unpaid to Lender or Lender's agents upon Lender's written demand to the tenant; (iv) unless applicable law provides otherwise, all Rents collected by Lender or Lender's agents shall be applied first to the costs of taking control of and managing the Property and collecting the Rents, including, but not limited to, attorney's fees, receiver's fees, premiums on receiver's bonds, repair and maintenance costs, insurance premiums, taxes, assessments and other charges on the Property, and then to the sums secured by the Security Instrument; (v) Lender, Lender's agents or any judicially appointed receiver shall be liable to account for only those Rents actually received; and (vi) Lender shall be entitled to have a receiver appointed to take possession of and manage the Property and collect the Rents and profits derived from the Property without any showing as to the inadequacy of the Property as security.

If the Rents of the Property are not sufficient to cover the costs of taking control of and managing the Property and of collecting the Rents, any funds expended by Lender for such purposes shall become indebtedness of Borrower to Lender secured by the Security Instrument pursuant to Section 9.

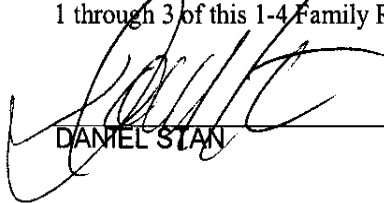
Borrower represents and warrants that Borrower has not executed any prior assignment of the Rents and has not performed, and will not perform, any act that would prevent Lender from exercising its rights under this paragraph.

Lender, or Lender's agents or a judicially appointed receiver, shall not be required to enter upon, take control of or maintain the Property before or after giving notice of default to Borrower. However, Lender, or Lender's agents or a judicially appointed receiver, may do so at any time when a default occurs. Any application of Rents shall not cure or waive any default or invalidate any other right or remedy of Lender. This assignment of Rents of the Property shall terminate when all the sums secured by the Security Instrument are paid in full.

**I. CROSS-DEFAULT PROVISION.** Borrower's default or breach under any note or agreement in which Lender has an interest shall be a breach under the Security Instrument and Lender may invoke any of the remedies permitted by the Security Instrument.

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BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions contained in pages 1 through 3 of this 1-4 Family Rider.



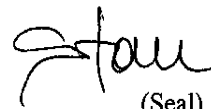
DANIEL STAN

(Seal)  
-Borrower



ELISABETA STAN

(Seal)  
-Borrower



(Seal)  
-Borrower

(Seal)  
-Borrower

(Seal)  
-Borrower

(Seal)  
-Borrower

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ILLINOIS—Single Family—Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

and they will not entitle Borrower to any refund.  
any other terms of the Loan. Such agreements will not increase the amount Borrower will owe for Mortgage Insurance, or any other terms of the Loan. Any such agreements will not affect the amounts that Borrower has agreed to pay for Mortgage Insurance, or

of the premiums paid to the insurer, the arrangement is often termed "captive reinsurance." Further:  
reducing losses. If such agreement provides that an affiliate of Lender takes a share of the insurer's risk in exchange for a share  
portion of Borrower's payments for Mortgage Insurance, in exchange for sharing or modifying the mortgage insurer's risk, or  
affiliate of any of the foregoing, may receive (directly or indirectly) amounts that derive from (or might be characterized as) a  
As a result of these agreements, Lender, any purchaser of the Note, another insurer, any reinsurer, any other entity, or any  
include funds obtained from Mortgage Insurance premiums).

mortgage insurer to make payments using any source of funds that the mortgage insurer may have available (which may  
satisfactory to the mortgage insurer and the other party (or parties) to these agreements. These agreements may require the  
with other parties that share or modify their risk, or reduce losses. These agreements are on terms and conditions that are  
Mortgage insurers evaluate their total risk on all such insurance in force from time to time, and may enter into agreements  
does not repay the Loan as agreed. Borrower is not a party to the Mortgage Insurance.

Mortgage Insurance reimburses Lender (or any entity that purchases the Note) for certain losses it may incur if Borrower  
provided in the Note.

termination is required by Applicable Law. Nothing in this Section 10 affects Borrower's obligation to pay interest at the rate  
Insurance ends in accordance with any written agreement between Borrower and Lender providing for such termination or until  
maintain Mortgage Insurance in effect, or to provide a non-refundable loss reserve, until Lender's requirement for Mortgage  
separately designated payments toward the premiums for Mortgage Insurance. Borrower shall pay the premiums required to  
Insurance. If Lender required Mortgage Insurance as a condition of making the Loan and Borrower was required to make  
again becomes available, and Lender requires separately designated payments toward the premiums for Mortgage  
Mortgage Insurance coverage (in the amount and for the period that Lender requires) provided by an insurer selected by Lender  
required to pay Borrower any interest or earnings on such loss reserve. Lender can no longer require loss reserve payments if  
loss reserve shall be non-refundable, notwithstanding the fact that the Loan is ultimately paid in full, and Lender shall not be  
effect. Lender will accept, use and retain these payments as a non-refundable loss reserve in lieu of Mortgage Insurance. Such  
pay to Lender the amount of the separately designated payments that were due when the insurance coverage ceased to be in  
insurer selected by Lender. If substantially equivalent Mortgage Insurance coverage is not available, Borrower shall continue to  
substantially equivalent to the cost to Borrower of the Mortgage Insurance previously in effect, from an alternate mortgage  
premiums required to obtain coverage substantially equivalent to the Mortgage Insurance previously in effect, at a cost  
required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the  
required by Lender ceases to be available from the mortgage insurer that previously provided such insurance and Borrower was  
pay the premiums required to maintain the Mortgage Insurance in effect. If, for any reason, the Mortgage Insurance coverage  
10. Mortgage Insurance. If Lender required Mortgage Insurance as a condition of making the Loan, Borrower shall  
acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

If this Security Interest is on a leasehold, Borrower shall comply with all the provisions of the lease. If Borrower  
interest, upon notice from Lender to Borrower requesting payment.

Any amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such  
Instrument. These amounts shall become additional debt of Borrower secured by this Security

Lender incurs no liability for not taking any or all actions authorized under this Section 9.  
take action under this Section 9, Lender does not have to do so and is not under any duty or obligation to do so. It is agreed that  
eliminate building or other code violations or dangerous conditions, and have utilities turned on or off. Although Lender may  
limited to, entering the Property to make repairs, change locks, replace or board up doors and windows, drain water from pipes,  
Security Instrument, including its secured position in a bankruptcy proceeding. Securing the Property includes, but is not  
(b) appearing in court; and (c) paying reasonable attorneys' fees to protect its interest in the Property and/or rights under this  
can include, but are not limited to: (a) paying any sums secured by a lien which has priority over this Security Instrument;  
including protecting and/or assessing the value of the Property, and securing and/or repairing the Property. Lender's actions  
whatever is reasonable or appropriate to protect Lender's interest in the Property and rights under this Security Instrument,  
Instrument or to enforce laws or regulations), or (c) Borrower has abandoned the Property, then Lender may do and pay for  
bankruptcy, probate, for condemnation or forfeiture, for enforcement of a lien which may attain priority over this Security  
significantly affect Lender's interest in the Property and/or rights under this Security Instrument (such as a proceeding in  
fails to perform the covenants and agreements contained in this Security Instrument, (b) there is a legal proceeding that might  
9. Protection of Lender's Interest in the Property and Rights Under this Security Instrument. If (a) Borrower



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ITEM 1876L7 (0011)

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GREATLAND

Form 3014 1/01

ILLINOIS—Single Family—Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

**12. Borrower Not Released; Forbearance By Lender Not a Waiver.** Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to Borrower or any Successor in Interest of Borrower shall not operate to release the liability of Borrower or any Successor in Interest of Borrower to commence proceedings against any Successor in Interest of Borrower or to refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or any Successors in Interest of Borrower. Any forbearance by Lender in exercising any right or remedy including, without limitation, Lender's acceptance of payments from third persons, entities or Successors in Interest of Borrower or in amounts less than the amount then due, shall not be a waiver of or preclude the exercise of any right or remedy.

All Miscellaneous Proceeds that are not applied to restoration or repair of the Property shall be applied in the order provided for in Section 2.

shall be paid to Lender.

award or claim for damages that are attributable to the impairment of Lender's interest in the Property are hereby assigned and other material impairment of Lender's interest in the Property or rights under this Security Instrument. The proceeds of any causing the action or proceeding to be dismissed with a ruling that, in Lender's judgment, precludes forfeiture of the Property Security Instrument. Borrower can cure such a default and, if acceleration has occurred, reinstates as provided in Section 19, by could result in forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Borrower shall be in default if any action or proceeding, whether civil or criminal, is begun that, in Lender's judgment, Miscellaneous Proceeds.

third party that owes Borrower Miscellaneous Proceeds or the party against whom Borrower has a right of action in regard to repair of the Property or to the sums secured by this Security Instrument, whether or not then due. "Opposing Party" means the after the date the notice is given, Lender is authorized to collect and apply the Miscellaneous Proceeds either to restoration or the next sentence) offers to make an award to settle a claim for damages. Borrower fails to respond to Lender within 30 days If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the Opposing Party (as defined in then due.

Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the immediately before the partial taking, destruction, or loss in value is less than the amount of the sums secured immediately

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property destruction, or loss in value. Any balance shall be paid to Borrower.

destruction, or loss in value divided by (b) the fair market value of the Property immediately before the partial taking, Proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the partial taking, otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the Miscellaneous this Security Instrument immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender immediately before the partial taking, destruction, or loss in value is equal to or greater than the amount of the sums secured by

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

In the event of a total taking, destruction, or loss in value of the Property, the Miscellaneous Proceeds shall be applied to

Such Miscellaneous Proceeds shall be applied in the order provided for in Section 2.

applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. restoration or repair is not economically feasible or Lender's security would be lessened, the Miscellaneous Proceeds shall be completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such Miscellaneous Lender may pay for the repairs and restoration in a single disbursement or in a series of progress payments as the work is to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender shall have the right to hold such Miscellaneous Proceeds until Lender has had an opportunity to inspect such Property restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, If the Property is damaged, such Miscellaneous Proceeds shall be applied to restoration or repair of the Property, if the

be paid to Lender.

**11. Assignment of Miscellaneous Proceeds; Forfeiture.** All Miscellaneous Proceeds are hereby assigned to and shall

time of such cancellation or termination.

terminated automatically, and/or to receive a refund of any Mortgage Insurance premiums that were unearned at the Insurance under the Homeowners Protection Act of 1998 or any other law. These rights may include the right to receive (b) Any such agreements will not affect the rights Borrower has—if any—with respect to the Mortgage

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ITEM 18768 (0011)

(Page 8 of 11 pages)

000337188-7

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GREATLAND

Form 3014 1/01

ILLINOIS—Single Family—Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person transfer of title by Borrower at a future date to a purchaser.

transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests 18. **Transfer of the Property or a Beneficial Interest in Borrower.** As used in this Section 18, "Interest in the 17. **Borrower's Copy.** Borrower shall be given one copy of the Note and of this Security Instrument.

word "may" gives sole discretion without any obligation to take any action. As used in this Security Instrument: (a) words of the masculine gender shall mean and include the plural and vice versa; and (c) the conflicting provision.

contract shall not affect other provisions of this Security Instrument or the Note which can be given effect without the contract. In the event that any provision or clause of this Security Instrument or the Note conflicts with Applicable Law, such parties to agree by contract or it might be silent, but such silence shall not be construed as a prohibition against agreement by are subject to any requirements and limitations of Applicable Law. Applicable Law might explicitly or implicitly allow the and the law of the jurisdiction in which the Property is located. All rights and obligations contained in this Security Instrument 16. **Governing Law; Severability; Rules of Construction.** This Security Instrument shall be governed by federal law Applicable Law requirement will satisfy the corresponding requirement under this Security Instrument.

actually received by Lender. If any notice required by this Security Instrument is also required under Applicable Law, the Borrower. Any notice in connection with this Security Instrument shall not be deemed to have been given to Lender until or by mailing it by first class mail to Lender's address stated herein unless Lender has designated another address by notice to designated notice address under this Security Instrument at any one time. Any notice to Lender shall be given by delivering it promptly notify Lender of Borrower's change of address. If Lender specifies a procedure for reporting Borrower's change of address, then Borrower shall only report a change of address through that specified procedure. There may be only one be the Property Address unless Borrower has designated a substitute notice address by notice to Lender. Borrower shall Borrower shall constitute notice to all Borrowers unless Applicable Law expressly requires otherwise. The notice address shall mailed by first class mail or when actually delivered to Borrower's notice address if sent by other means. Notice to any one Any notice to Borrower in connection with this Security Instrument shall be deemed to have been given to Borrower when 15. **Notices.** All notices given by Borrower or Lender in connection with this Security Instrument must be in writing.

waiver of any right of action Borrower might have arising out of such overcharge. provided for under the Note). Borrower's acceptance of any such refund made by direct payment to Borrower will constitute a reduction will be treated as a partial prepayment without any prepayment charge (whether or not a prepayment charge is reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected other loan charges collected or to be collected in connection with the Loan exceed the permitted limits, then: (a) any such loan If the Loan is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or Lender may not charge fees that are expressly prohibited by this Security Instrument or by Applicable Law.

Security Instrument to charge a specific fee to Borrower shall not be construed as a prohibition on the charging of such fee. to, attorneys' fees, property inspection and valuation fees. In regard to any other fees, the absence of express authority in this the purpose of protecting Lender's interest in the Property and rights under this Security Instrument, including, but not limited 14. **Loan Charges.** Lender may charge Borrower fees for services performed in connection with Borrower's default, for provided in Section 20) and benefit the successors and assigns of Lender.

unless Lender agrees to such release in writing. The covenants and agreements of this Security Instrument shall bind (except as Security Instrument. Borrower shall not be released from Borrower's obligations and liability under this Security Instrument this Security Instrument in writing, and is approved by Lender, shall obtain all of Borrower's rights and benefits under this Subject to the provisions of Section 18, any Successor in Interest of Borrower who assumes Borrower's obligations under co-signer's consent.

modify, forfeit or make any accommodations with regard to the terms of this Security Instrument or the Note without the the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower can agree to extend, co-signer's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay but does not execute the Note (a "co-signer"); (a) is co-signing this Security Instrument only to mortgage, grant and convey the Borrower's obligations and liability shall be joint and several. However, any Borrower who co-signs this Security Instrument 13. **Joint and Several Liability; Co-signers; Successors and Assigns Bound.** Borrower covenants and agrees that

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immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

**19. Borrower's Right to Reinstate After Acceleration.** If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earliest of: (a) five days before sale of the Property pursuant to Section 22 of this Security Instrument; (b) such other period as Applicable Law might specify for the termination of Borrower's right to reinstate; or (c) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees, property inspection and valuation fees, and other fees incurred for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument; and (d) takes such action as Lender may reasonably require to assure that Lender's interest in the Property and rights under this Security Instrument, and Borrower's obligation to pay the sums secured by this Security Instrument, shall continue unchanged unless as otherwise provided under Applicable Law. Lender may require that Borrower pay such reinstatement sums and expenses in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality or entity; or (d) Electronic Funds Transfer. Upon reinstatement by Borrower, this Security Instrument and obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under Section 18.

**20. Sale of Note; Change of Lender; Notice of Grievance.** The Note or a partial interest in the Note (together with this Security Instrument) can be sold one or more times without prior notice to Borrower. A sale might result in a change in the entity (known as the "Loan Servicer") that collects Periodic Payments due under the Note and this Security Instrument and performs other mortgage loan servicing obligations under the Note, this Security Instrument, and Applicable Law. There also might be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change which will state the name and address of the new Loan Servicer, the address to which payments should be made and any other information RESPA requires in connection with a notice of transfer of servicing. If the Note is sold and thereafter the Loan is serviced by a Loan Servicer other than the purchaser of the Note, the mortgage loan servicing obligations to Borrower will remain with the Loan Servicer or be transferred to a successor Loan Servicer and are not assumed by the Note purchaser unless otherwise provided by the Note purchaser.

Neither Borrower nor Lender may commence, join, or be joined to any judicial action (as either an individual litigant or the member of a class) that arises from the other party's actions pursuant to this Security Instrument or that alleges that the other party has breached any provision of, or any duty owed by reason of, this Security Instrument, until such Borrower or Lender has notified the other party (with such notice given in compliance with the requirements of Section 15) of such alleged breach and afforded the other party hereto a reasonable period after the giving of such notice to take corrective action. If Applicable Law provides a time period which must elapse before certain action can be taken, that time period will be deemed to be reasonable for purposes of this paragraph. The notice of acceleration and opportunity to cure given to Borrower pursuant to Section 22 and the notice of acceleration given to Borrower pursuant to Section 18 shall be deemed to satisfy the notice and opportunity to take corrective action provisions of this Section 20.

**21. Hazardous Substances.** As used in this Section 21: (a) "Hazardous Substances" are those substances defined as toxic or hazardous substances, pollutants, or wastes by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials; (b) "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection; (c) "Environmental Cleanup" includes any response action, remedial action, or removal action, as defined in Environmental Law; and (d) an "Environmental Condition" means a condition that can cause, contribute to, or otherwise trigger an Environmental Cleanup.

Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances, or threaten to release any Hazardous Substances, on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property (a) that is in violation of any Environmental Law, (b) which creates an Environmental Condition, or (c) which, due to the presence, use, or release of a Hazardous Substance, creates a condition that adversely affects the value of the Property. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property (including, but not limited to, hazardous substances in consumer products).



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ITEM 1876L10 (0011)

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ILLINOIS—Single Family—Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

000337188-7

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Form 3014 1/01

Property of Cook County

**22. Acceleration; Remedies.** Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under Section 18 unless Applicable Law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the non-existence or a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Section 22, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

**23. Release.** Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument. Borrower shall pay any recording costs. Lender may charge Borrower a fee for releasing this Security Instrument, but only if the fee is paid to a third party for services rendered and the charging of the fee is permitted under Applicable Law.

**24. Waiver of Homestead.** In accordance with Illinois law, the Borrower hereby releases and waives all rights under and by virtue of the Illinois homestead exemption laws.

**NON-UNIFORM COVENANTS.** Borrower and Lender further covenant and agree as follows:

Borrower shall promptly give Lender written notice of (a) any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge, (b) any Environmental Condition, including but not limited to, any spillage, leaking, discharge, release or threat of release of any Hazardous Substance, and (c) any condition caused by the presence, use or release of a Hazardous Substance which adversely affects the value of the Property. If Borrower learns, or is notified by any governmental or regulatory authority, or any private party, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law. Nothing herein shall create any obligation on Lender for an Environmental Cleanup.



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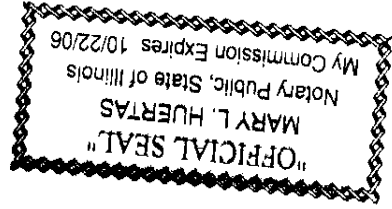
ITEM 1876L11 (0011)

(Page 11 of 11 pages)

000337188-7

Form 3014 1/01  
GREATLAND ■  
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ILLINOIS—Single Family—Fannie Mae/Freddie Mac UNIFORM INSTRUMENT



Notary Public

*Mary L. Huertas*

(name[s] of person[s]).

*Ryaniel Stan and Elisabeta Stan*

(date) by

*5-20-11*

This instrument was acknowledged before me on

State of Illinois  
County of *Rock*

Witness:

Witness:

(Seal)  
-Borrower

(Seal)  
-Borrower

(Seal)  
-Borrower

(Seal)  
-Borrower

(Seal)  
-Borrower

*Elisabeta Stan*  
*D.S.F.S.*  
ELISABETA STAN

(Seal)  
-Borrower

*DANIEL STAN*  
DANIEL STAN

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in pages 1 through 11 of this Security Instrument and in any Rider executed by Borrower and recorded with it.

Property of Cook County Clerk's Office

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Form 3182 1/01  
GREATLAND  
To Order Call: 1-800-530-8393 Fax: 616-791-1131

(Page 1 of 3 pages)

ITEM 5745L1 (0011)

MULTISTATE FIXED/ADJUSTABLE RATE RIDER—ONE-YEAR TREASURY INDEX—Single Family—  
Fannie Mae Uniform Instrument

Section 4(D) below, this rounded amount will be my new interest rate until the next Change Date. this addition to the nearest one-eighth of one percentage point (0.125%). Subject to the limits stated in percentage points ( 3.2500%) to the Current Index. The Note Holder will then round the result of One Quarter

Before each Change Date, the Note Holder will calculate my new interest rate by adding Three and (C) Calculation of Changes

comparable information. The Note Holder will give me notice of this choice. If the Index is no longer available, the Note Holder will choose a new index that is based upon date 45 days before each Change Date is called the "Current Index."

"Index" is the weekly average yield on United States Treasury securities adjusted to a constant maturity of one year, as made available by the Federal Reserve Board. The most recent Index figure available as of the Beginning with the first Change Date, my adjustable interest rate will be based on an Index. The

### (B) The Index

each date on which my adjustable interest rate could change, is called a "Change Date." month thereafter. The date on which my initial fixed interest rate changes to an adjustable interest rate, and June 2007 , and the adjustable interest rate I will pay may change on that day every 12th

The initial fixed interest rate I will pay will change to an adjustable interest rate on the first day of (A) Change Dates

## 4. ADJUSTABLE INTEREST RATE AND MONTHLY PAYMENT CHANGES

A. ADJUSTABLE RATE AND MONTHLY PAYMENT CHANGES  
The Note provides for an initial fixed interest rate of 5.2500%. The Note also provides for a change in the initial fixed rate to an adjustable interest rate, as follows:

INSTRUMENT, BORROWER AND LENDER FURTHER COVENANT AND AGREE AS FOLLOWS:  
ADDITIONAL COVENANTS. In addition to the covenants and agreements made in the Security

THE NOTE PROVIDES FOR A CHANGE IN BORROWER'S FIXED INTEREST RATE TO AN ADJUSTABLE INTEREST RATE. THE NOTE LIMITS THE AMOUNT BORROWER'S ADJUSTABLE INTEREST RATE CAN CHANGE AT ANY ONE TIME AND THE MAXIMUM RATE BORROWER MUST PAY.

[Property Address]

6667-6669 WEST DEVON AVENUE  
CHICAGO, IL 60631

("Lender") of the same date and covering the property described in the Security Instrument and located at:

THIS FIXED/ADJUSTABLE RATE RIDER is made this 20th day of May 2004 , and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") of the same date given by the undersigned ("Borrower") to secure Borrower's Fixed/Adjustable Rate Note (the "Note") to BANKUNITED, FSB

## FIXED/ADJUSTABLE RATE RIDER (One-Year Treasury Index—Rate Caps)

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**Transfer of the Property or a Beneficial Interest in Borrower.** As used in this Section 18, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment

be amended to read as follows:  
2. When Borrower's initial fixed interest rate changes to an adjustable interest rate under the terms stated in Section A above, Uniform Covenant 18 of the Security Instrument described in Section B1 above shall then cease to be in effect, and the provisions of Uniform Covenant 18 of the Security Instrument shall

remedies permitted by this Security Instrument without further notice or demand on Borrower. Borrower falls to pay these sums prior to the expiration of this period, Lender may invoke any Section 15 within which Borrower must pay all sums secured by this Security Instrument. If shall provide a period of not less than 30 days from the date the notice is given in accordance with If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice exercise is prohibited by Applicable Law.

without Lender's prior written consent, Lender may require immediate payment in full of all sums Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) If all or any part of the Property or any Interest in the Property is sold or transferred (or if future date to a purchaser.

sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment "Interest in the Property" means any legal or beneficial interest in the Property, including, but not **Transfer of the Property or a Beneficial Interest in Borrower.** As used in this Section 18,

stated in Section A above, Uniform Covenant 18 of the Security Instrument shall read as follows:

## B. TRANSFER OF THE PROPERTY OR A BENEFICIAL INTEREST IN BORROWER

1. Until Borrower's initial fixed interest rate changes to an adjustable interest rate under the terms regarding the notice.  
given to me and also the title and telephone number of a person who will answer any question I may have change. The notice will include the amount of my monthly payment, any information required by law to be adjustable interest rate and of any changes in my adjustable interest rate before the effective date of any The Note Holder will deliver or mail to me a notice of any changes in my initial fixed interest rate to an

### (F) Notice of Changes

monthly payment changes again.  
My new interest rate will become effective on the first monthly payment date after the Change Date until the amount of my new

### (E) Effective Date of Changes

The interest rate I am required to pay at the first Change Date will not be greater than 7.2500% or less than 3.2500%. Thereafter, my adjustable interest rate will never be increased or decreased on any single Change Date by more than two percentage points from the rate of interest I have been paying for the preceding 12 months. My interest will never be greater than 11.2500%.

### (D) Limits on Interest Rate Changes

monthly payment.  
The Note Holder will then determine the amount of the monthly payment that would be sufficient to repay the unpaid principal that I am expected to owe at the Change Date in full on the Maturity Date at my new interest rate in substantially equal payments. The result of this calculation will be the new amount of my

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ITEM 5745L3 (0011)

(Page 3 of 3 pages)

To Order Call: 1-800-530-9393 Fax: 516-791-1131  
GREATLAND

Form 3182 1/01

\_\_\_\_\_  
(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in pages 1 through 3 of this Fixed/Adjustable Rate Rider.

If Lender exercises the option to require immediate payment in full, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

If Lender exercises the option to require immediate payment in full, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

To the extent permitted by Applicable Law, Lender may charge a reasonable fee as a condition to Lender's consent to the loan assumption. Lender also may require the transferee to sign an assumption agreement that is acceptable to Lender and that obligates the transferee to keep all the promises and agreements made in the Note and in this Security Instrument. Borrower will continue to be obligated under the Note and this Security Instrument unless Lender releases Borrower in writing.

If Lender exercises the option to require immediate payment in full, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

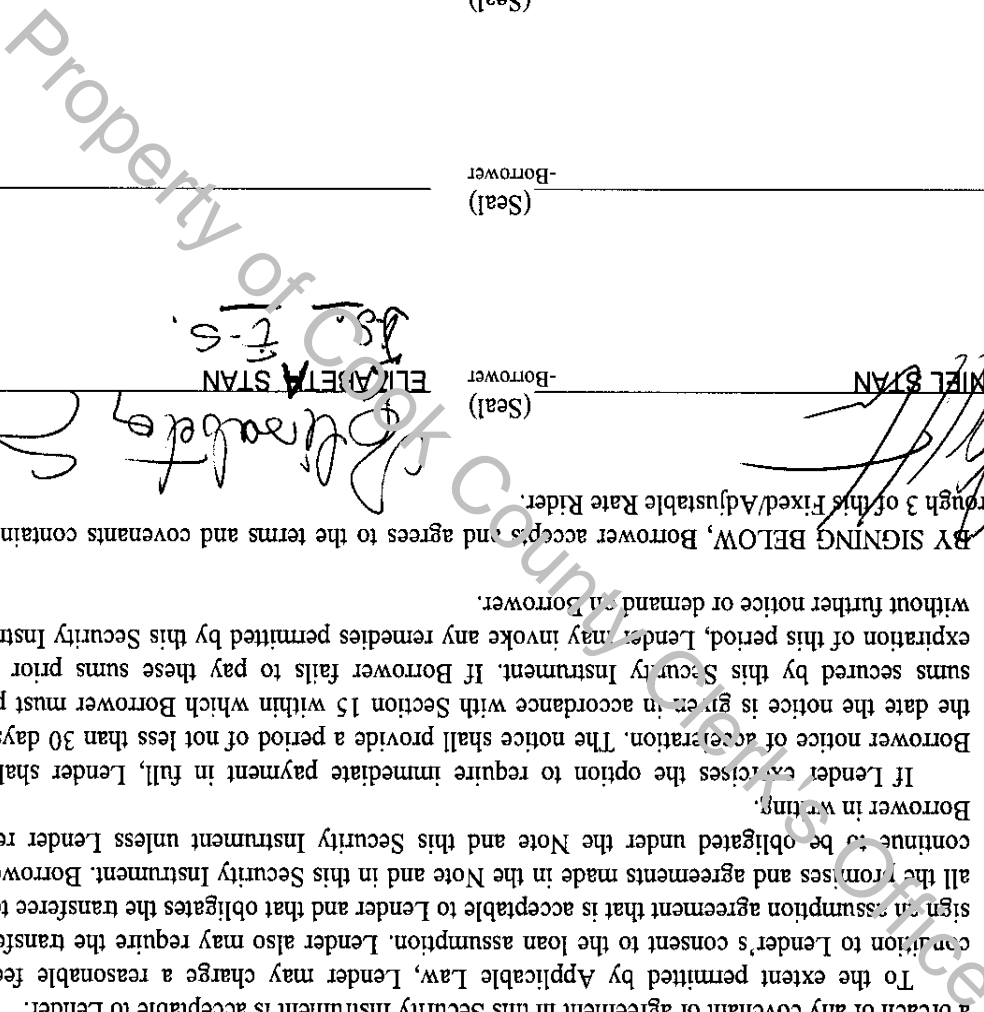
If all or any part of the Property or any interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law. Lender also shall not exercise this option if: (a) Borrower causes to be submitted to Lender information required by Lender to evaluate the intended transferee as if a new loan were being made to the transferee; and (b) Lender reasonably determines that Lender's security will not be impaired by the loan assumption and that the risk of a breach of any covenant or agreement in this Security Instrument is acceptable to Lender.

To the extent permitted by Applicable Law, Lender may charge a reasonable fee as a condition to Lender's consent to the loan assumption. Lender also may require the transferee to sign an assumption agreement that is acceptable to Lender and that obligates the transferee to keep all the promises and agreements made in the Note and in this Security Instrument. Borrower will continue to be obligated under the Note and this Security Instrument unless Lender releases Borrower in writing.

If Lender exercises the option to require immediate payment in full, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser.

*Handwritten signatures and names:*  
 ELI ANETA STAN  
 DANIEL STAN  
 J.S. F.S.





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Form 3170 1/01  
GREATLAND  
To Order Call: 1-800-530-9393 Fax: 616-791-1131

(Page 1 of 3 pages)

ITEM 1790L1 (0011)

MULTISTATE 1-4 FAMILY RIDER—Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

**D. RENT LOSS INSURANCE.** Borrower shall maintain insurance against rent loss in addition to the other hazards for which insurance is required by Section 5.

**E. "BORROWER'S RIGHT TO REINSTATE" DELETED.** Section 19 is deleted.

**F. BORROWER'S OCCUPANCY.** Unless Lender and Borrower otherwise agree in writing, Section 6 concerning Borrower's occupancy of the Property is deleted.

**G. ASSIGNMENT OF LEASES.** Upon Lender's request after default, Borrower shall assign to Lender all leases of the Property and all security deposits made in connection with leases

**C. SUBORDINATE LIENS.** Except as permitted by federal law, Borrower shall not allow any lien inferior to the Security Instrument to be perfected against the Property without Lender's prior written permission.

**B. USE OF PROPERTY; COMPLIANCE WITH LAW.** Borrower shall not seek, agree, or make a change in the use of the Property or its zoning classification, unless Lender has agreed in writing to the change. Borrower shall comply with all laws, ordinances, regulations and requirements of any governmental body applicable to the Property.

**A. ADDITIONAL PROPERTY SUBJECT TO THE SECURITY INSTRUMENT.** In addition to the Property described in Security Instrument, the following items now or hereafter attached to the Property or the extent they are fixtures are added to the Property description, and shall also constitute the Property covered by the Security Instrument: building materials, appliances and goods of every nature whatsoever now or hereafter located in, on, or used, or intended to be used in connection with the Property, including, but not limited to, those for the purposes of supplying or distributing heating, cooling, electricity, gas, water, air and light, fire prevention and extinguishing apparatus, security and access control apparatus, plumbing, bath, tubs, water heaters, water closets, sinks, ranges, stoves, refrigerators, dishwashers, disposals, washers, dryers, awnings, storm windows, storm doors, screens, blinds, shades, curtains and curtain rods, attached mirrors, cabinets, paneling and attached floor coverings, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the Property covered by the Security Instrument. All of the foregoing together with the Property described in the Security Instrument (or the leasehold estate if the Security Instrument is on a leasehold) are referred to in this 1-4 Family Rider and the Security Instrument as the "Property."

**1-4 FAMILY COVENANTS.** In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

(the "Lender") of the same date and covering the Property described in the Security Instrument and located at:

6667-6669 WEST DEVON AVENUE  
CHICAGO, IL 60631  
[Property Address]

THIS 1-4 FAMILY RIDER is made this 20th day of May 2004, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to BANKUNITED, FSB

(Assignment of Rents)

## 1-4 FAMILY RIDER