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COOK

County

Document was prepared by (and should be returned to:)

FIFTH THIRD HOME EQUITY, INC. FKA HOME EQUITY OF AMERICA ATTN:EQUITY LENDING DEPARTMENT 1000 E. 80TH PLACE N. TOWER MERRILLVILLE, IN 46410

312-849-4243 Chicago, IL 60602 2 N. Laballe Street STEWART TITLE OF ILLINOIS



Doc#: 0602702282 Fee: \$34.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds Date: 01/27/2006 11:02 AM Pg: 1 of 6

#463508

(Space Above This Line for Recording Data)

000000000860938570

OPEN-END MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on January 9, 2006

The mortgagor is

CHRISTOPHER MCWILLIAMS A SINGLE PERSON

5923110085093e570

("Borrower"). This Security Instrument is given to fifth third home FQU IY, INC. FKA HOME EQUITY OF AMERICA which is organized and existing under the laws of OHIO and whose address is

1000 E. 80TH PLACE N. TOWER MEAR I VUILLE, IN 46410

("Lender").

Borrower owes Lender the principal sum of One Hundred Fifteen Thousand AlaD 00/100

Dollars (U.S. 115,000.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due ful payable on 01/09/26.

TO SECURE to Lender (a) the repayment of the Indebtedness evidenced by the Loan Documents and any extensions or renewals thereof, with interest thereon, the payment of all other funds, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, or contained in the Loan Documents or any document executed in connection therewith, and (b) the repayment of any and all office to connection therewith, and (b) the repayment of any and all office to Collectively the "Obligations") and (c) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to Item 2.1 hereof (herein "Future Advances"), Borrower does hereby mortgage, warrant, grant and convey to Lender, with mortgage covenints, the following described property located in the County of COOK

State of ILLINOIS

The contained in the Loan Documents and any extensions or renewals thereon, advanced in accordance herewith to protect the security of Borrower herein contained in the c

SEE ATTACHED EXHIBIT "A"

which has the address of 1 N BISHOP ST CHICAGO, IL 60607-0000 ("Property Address");

bhc

SIOMITIO TALLE TOWN THE

17-08-334-09

06317879

Form 3036 9/90 (page 1 of 5)

IMI1(04/04)

0602702282 Page: 2 of 6

ALTA COMMITMENT
Schedule B - Exceptions Cont.
File Number: TM199321
Assoc. File No: *



GUARANTY COMPANY HEREIN CALLED THE COMPANY

COMMITMENT - LEGAL DESCRIPTION

Parcel 1: That part of lots 10, 11 and 12 in block 3 in Union Park Addition to Chicago, a subdivision in Section 8
Township 39 North, Range 14, East of the Third Principal Meridian. taken as a tract, described as follows: Commencing at the Southwest corner of said tract; thence North 90 Degrees, 00 Minutes, 00 Seconds East, along the South line of said tract. 107.05 feet to the center line, and its extension, of a party wall, and the point of beginning; thence North 00 Degrees, 06 Minutes, 34 Seconds West, along said center line, and its extension, 65.11 feet; thence North 89 Degrees. 59 Minutes, 34 Seconds East, 20.19 feet to the center line, and its extension, of a party wall thence South 00 Degrees. 03 Minutes, 06 Seconds East, along said center line, and its extension, 65.11 fret to the South line of said. tract; thence South 90 Degrees, 00 Minutes. 00 Seconds West, along said South line, 20.12 feel to point of beginning, in Cook County. Illinois.

Parcel 2:

Easements for ingress and egress of er common areas, driveways and walkways, as contained in the Declaration executed by Madison & Bishop, LLC recorded September 7, 1999, as Document 99846084

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TOGETHER WITH all the improvements now or hereafter erected on the Real Estate, and all easements, rights, appurtenances, tents, royalties, mineral, oil and gas rights and profits, and all fixtures now or hereafter permanently attached to, the Real Estate, and all right, title and interest of Borrower in and to the land lying in the streets and roads, in front of and adjoining the Real Estate, all Estate, and all right, title and interest of Borrower in and to the land lying in the streets and roads, in front of and adjoining the Real Estate overed by this Mortgage; of which, including replacements and additions thereto, shall be deemed to be and remain a part of the Real Estate covered by this Mortgage; of which, including replacements and additions thereto, shall be deemed to be and remain a part of the Real Estate covered by this Mortgage; and all of the foregoing, together with said Real Estate (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property"

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, gram, and convey the broperty, that the Property is unencumbered, and that Borrower will warrant and defend the title of the Property against all claims

COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal and the interest on the Indebtedness evidenced by the Loan Documents, any extensions or renewals thereof, prepayment and late charges as provided in the Loan Documents, and the principal and interest on any Future Advances, Obligations or other sums secured by this Mortgage.

2. Hazard 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 such other hazards as Lender may require or as may be required by applicable law (including food insurance required by Item 27 hereof), and in such amounts and for such periods as Lender may require; by applicable law (including food insurance required by Item 27 hereof), and in such amounts and for such periods as Lender may require; provided, however, that Lander shall not require that the amount of such coverage exceed that amount of coverage required to pay the sums secured by this Mortgage unless required by applicable law.

The insurance coverage validing the insurance shall be chosen by Borrower, subject to approval by Lender provided that such

sums secured by this Mortgage reless required by applicable law.

The insurance carrier previding the insurance shall be chosen by Bortower, subject to approval by Lender, provided that such approval shall not be unreasonably withheld. Unless otherwise specified, all premiums on insurance policies shall be paid by Bortower making payment, when due, directly to the insurance carrier and providing receipt of said payment to Lender if requested by Lender.

All insurance policies and read all the insurance carrier and providing receipt of said payment to Lender if requested by Lender.

All insurance policies and read all the insurance carrier and providing receipt of said payment to Lender if requested by Lender.

All insurance policies and read all the insurance carrier and Lender is sandard mortgagee clause in favor of and in form acceptable to Lender and shall provide that the policies shall not be amended or canceled without thirty (30) days prior written notice to Lender. In the event of lot, Jortower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Bortower. It ender is hereby given full power to collect any insurance proceeds or to settle and compromise any insurance claims or bring suit to every thereunder.

Lender is authorized to apply the net proceed of any insurance claim, after deducting all costs of collection, including attorney's fees, at Lender's option, either to restoration or repair of the Property or to the sum secured by this Mortgage, and if, in the sole discretion of Lender, Lender is not satisfied with the adequacy of the collateral for the remaining indebtedness, Lender may without further notice or demand, elect to declare the whole of the remaining Indebtedness due and payable and may invoke any of the remedies afforded it by law, and/or by this Mortgage, including those permitted in Item 17 hereof.

Unless Lender and Bortower otherwise agree in writing, my application of proceeds to principal shall not extend or postpone

3. Charges; Liens. Borrower shall pay all taxes, liens, assessment, and other charges, fines and impositions attributable to the Property, and leasehold payments or ground rems, if any, by Borrower making avenue, when due, directly to the Payce thereof. Borrower shall promptly furnish to Lender all notices of amounts due under this part of ph, and Borrower shall promptly furnish Lender receipts evidencing such payment.

4. Application of Payments. Unless otherwise agreed, all payments are to be applicated the following order: costs, expenses, autorney's fees, interest, escrow, late fees or penalties and then principal. In the event this n ortgage secures more than one note or other debt instrument, at Lender's option, payments may be applied on any of the outstanding notes, or correspond on more than one of the

5. Preservation and Maintenance of Property; Leasehold; Condominiums; Planned Unit 1' evelopments. Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property and shall comply with the provisions of any lease if this Mortgage is on a leasehold. If this Mortgage is on a unit in a condominium or planned unit development, Borrower's obligations under the declaration of covenants creating or governing the condominium or planned unit development, and the by-laws and regulations of the condominium or planned unit development.

6. Protection of Lender's Security.

If Borrower fails to perform the covenants and agreements contained in this Mortgage, or if any action or proceeding is commenced with materially affects Lender's interest in the Property, including, but not limited to, eminent domain, foreclosure, code enforcements, deed restrictions and registrations, or arrangements or proceedings involving a bankrupt or decedent, Lender at Lender's option, upon notice to Borrower, may make such appearances, disburse such sums, and the repairs. Property to make repairs.

Any amounts disbursed by Lender pursuant to this Item 6, with interest thereon, shall become additional indebtedness with Borrower secured by this Mortgage. Unless Borrower and Lender agree to other terms of payment, such amounts shall be payable upon notice from Lender to Borrower requesting payment thereof, and shall bear interest from the date of disbursement at the applicable rate as prescribed in the Loan Documents evidencing the Indebtedness or the highest rate under applicable law. Nothing contained in this Item 6 shall require Lender to incur any expense or take any action hereunder.

7. Environmental Laws. (a) Except as set forth in Exhibit 7(a) hereto, Borrower has obtained all permits, licenses and other authorizations which are required under any now existing or hereafter enacted or amended federal, state or local statute, ordinance, code or regulation affecting or regulating the environment ("Environmental Laws") and, to the best of Borrower's knowledge, Borrower is in compliance in all material respects with all other limitations of the required permits, licenses and authorizations, and is also in compliance in all material respects with all other limitations, restrictions, conditions, standards, prohibitions, requirements, obligations, schedules and timetables contained in the Environmental Laws;

(b) Except as set forth in Exhibit 7(b) hereto, Borrower is not aware of, and has not received notice of, any past, present or future events, conditions, circumstances, activities, practices, incidents, actions or plans which may interfere with or prevent compliance or communed compliance in any material respect with Environmental Laws, or may give rise to any material common law or legal liability, or otherwise form the basis of any material claim, action, demand, suit, proceeding, hearing, study or investigation, based on or related to the manufacture, processing, distribution, use, treatment, storage, disposal, transport, or handling, or the emission, discharge, release or threatened release into the environment, of any pollutant, contaminant, chemical, or industrial, toxic or hazardous substance or waste; and waste; and

(c) Except as set forth in Exhibit 7(c) hereto, there is no civil, criminal or administrative action, suit, demand, claim hearing, notice of demand letter, notice of violation, investigation, or proceeding pending or threatened against Borrower, relating in any way to

(d) Lender will not be deemed to assume any hability or obligation or duty to clean-up or dispose of wastes on or relating to the Property. Borrower agrees to remain fully liable and will indemnify, defend and hold Lender harmless from any and all costs, losses and expenses (including, without limitation attorney's fees) relating to any Environmental Laws or Borrower's breach of any of the foregoing expenses (including, without limitation attorney's fees) relating to any Environmental Laws or Borrower's breach of any of the foregoing representations or warranties. The provisions of this Item 7 will survive the release or satisfaction of this Mortgage or the foreclosure

8. Inspection. Lender may make or cause to be made reasonable entries upon and inspections of the Property, provided that Lender shall give Borrower notice prior to any inspection specifying reasonable cause therefor related to Lender's interest in the Property. Additionally, Lender shall have the right to inspectible books and records of the operation of the Property and make copies thereof during Additionally, Lender shall have the right to inspectible books and records of the operation of the Property and make copies thereof during normal business hours and upon notice to Borrower shall keep its books and records in accordance with generally accepted accounting principles covering the operation of the Property, should the same be income-producing, Lender may in its discretion require accounting principles covering the operation of the Property, should the same be income-producing, Lender may in its discretion require accounting principles covering the operation of the Property, should the same be income-producing, Lender may in its discretion require accounting principles covering the operation of the Property, should the same be income-producing, Lender may in its discretion require accounting principles covering the operation of the Property, should the same be income-producing, Lender may in its discretion require accounting principles covering the operation of the Property in the close of each of the Borrower's fiscal years an audited statement of condition and Borrower to deliver to Lender within 90 days after the close of each of the Borrower's fiscal years an audited statement of condition and Borrower to deliver to Lender within 90 days after the close of each of the Borrower's fiscal years an audited statement of condition and Borrower to deliver to Lender within 90 days after the close of each of the Borrower's fiscal years and audited statement of condition and Borrower to deliver to Lender within 90 days after the close of each of the Borrower's fiscal years are also accordance.

9. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property or part thereof, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender. No award of settlements shall be accepted without Lender's prior written consent.

Lender is authorized of settle any claim, collect any award, and apply the net proceeds, after deducting all costs of collection including attorney's fees, at Lender's option, either to restoration or repair of the Property, or to the sums secured by this Mortgage, and including attorney's fees, at Lender's option, either to restoration or repair of the Property, or to the sums secured by this Mortgage, and including attorney's fees, at Lender's option, either to restoration or repair of the Property, or to the sums secured by this Mortgage, and including attorney's fees, at Lender's option, either to restoration or repair of the Property, or to the sums secured by this Mortgage, and including attorney's fees, at Lender's option, either to restoration or repair of the Property, or to the sums secured by this Mortgage, and including attorney's fees, at Lender's option, either to restoration or repair of the Property, or to the sums secured by this Mortgage, and including attorney's fees, at Lender's option, either to restoration or repair of the Property, or to the sums secured by this Mortgage, and including attorney's fees, at Lender's option, either to restoration of repair of the Property, or to the sums secured by this Mortgage, and including attorney's fees, at Lender's option, either to restoration of repair of the Property, or to the sums secured by this Mortgage, and including attorney's fees, at Lender's option, either to restoration of the sums secured by this Mortgage, and including attorney's fees, at Lender's property, or to the sums secured by this Mortgage, and apply the net proceeds, after deducting all costs of collection.

Lender's property of the re

the due date of any installment payments referred to in Item 1 bereof or change the amount of such installments.

10. Borrower Not Released. Excussion of the time for payment or modification of amortization of the sums secured by this Mortgage granted by Lender to any successor in ever st of Borrower approved by Lender shall not operate to release, in any manner, the liability of the original Borrower and Borrower's successors in interest. Lender shall not be required to commence proceedings against any successor or refuse time for payment or otherwise modify amortization of the sums secured by this Mortgage by reason of any demand made by the original Borrower or Borrower's successors in interest.

11. Forbearance By Lender Not A Waiver. Any for varance by Lender in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver or, or preclude the exercise of, any such right or remedy. The procurement of insurance or the payment of taxes or other liens of charges by Luder shall not be a waiver of Lender's right to accelerate the maturity of the Indebtedness, Future Advances and Obligations secured by this wortgage.

12. Remedies Cumulative. All remedies provided in this Mortgage are distinct and cumulative to any other right or remedy under this Mortgage, the note evidencing the Indebtedness or any of the loan Documents, or as afforded by law or equity and may be exercised concurrently, independently or successively.

under this Mortgage, the note evidencing the indeptedness or any of the loan Documents, or as afforded by law or equity and may be exercised concurrently, independently or successively.

13. Successors and Assigns Bound; Joint and Several Liability; Captions. The covenants and agreements contained herein shall bind, and the rights hereunder shall indue to, the expective successors and assign of Borrower and Lender, subject to the provisions of Items 16 and 17 hereof. All covenants and agreements of Borrower shall be joint and several. The captions and headings of the Items of this Mortgage are for convenience only and are not to be used to interpret or define the provisions hereof.

14. Notice. Except for any notice required under applicable law to be given in Londor manner, any notice to Borrower provided for in this Mortgage shall be given by mailing such notice by certified or registered mail, return recent requested, to Borrower at the address set forth above or as carried on the records of the Londer. Any notice to Lender shall be given by recet led or registered mail, return recent requested, to Lender's address stated herein or its such other address as Lender may designate by recet led or registered mail, return recent requested, to Borrower as provided herein.

15. Governing Law; Severability. This transaction shall be governed by the laws of the Nate where the Property is located. In the event that any provision or clause of this Mortgage or the Loan Documents conflicts with applicable law such conflict shall not affect other provisions of this Mortgage and the Loan Documents which can be given effect without the conflict agrovision, and in this regard, the provisions of this Mortgage and the Loan Documents which can be given effect without the conflict agrovision, and in this regard, the provisions of this Mortgage and the Loan Documents which can be given effect without the conflict agrovision, and in this regard, the provisions of this Mortgage and the Loan Documents of the provisions of the same i

assumption agreement.

If Borrower herein is other than an individual or individuals acting on their own behalf, any change in the legal or beneficial ownership of such Borrower or entity which changes the identity of any person or persons having, directly or indirectly, more than 10% of either the legal or beneficial ownership of either guch Borrower, such entity, or of the Property, shall be deemed to be a transfer within the meaning of this Item. Such transfer shall not be made, created, or suffered to be made or created, without Lender's prior written consent.

17. Acceleration; Remedies. Upon the occurrence of an Event of Default (as defined in the Loan Documents) or a default in the payment of the Indebtedness, the Obligations or Future Advances hereby secured or any part thereof in accordance with the terms of this Mortgage, of the aforesaid Loan Documents or of any other document executed in conjunction with this Mortgage or the Loan Documents, or in the performance of any covenant or agreement of Borrower in this Mortgage or in the payment or performance of any document or instrument securing any Indebtedness or Obligation, or upon the filing of any lien or charge against the Property or any part thereof which is not removed to the satisfaction of Lender within a period of 30 days thereafter, the institution of any proceeding to enforce the lien or charge upon the Property or any part thereof, the filing of any proceeding by or against Borrower in bankruptcy, insolvency or similar proceedings, assignment by Borrower of its property for the tenefit of its creditors, the placing of Borrower's property in receivership, rustreship or conservatorship with or without action or suit in any Court, or the abandomment by Borrower of all or any part of the Property (herein "Events of Default"), then the Lender, at Lender's option, may declare all of the sums secured by this Mortgage to be immediately due and payable without notice to the Borrower.

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The sums secured hereby shall bear interest at the highest rate permitted to be charged on delinquent installments of principal and interest under the Lean Documents or the highest rate allowed by law, and this Mortgage shall become absolute and subject to foreclosure. Lender shall be entitled to collect in such proceeding all expenses of foreclosure, including, but not limited to, costs of documentary evidence, abstracts the entitled to collect in such proceeding all expenses of foreclosure, including, but not limited to, costs of documentary evidence, and the entitled to collect in such proceeding all expenses of foreclosure, including, but not limited to, costs of documentary evidence. abstracts, title reports and reasonable attorney's fies.

18. Borrower's Right to Redeem. Borrower shall have such rights of redemption as are provided by the law of the State where the

19. Waiver of Homestead. Borrower vaives all rights of homestead exemption in the property.

19. Waiver of Homestead. Borrower vaives all rights of homestead exemption in the property.

20. Assignments of Rents. Upon the occurrence of an Event of Default, the Lender shall have the right without notice and without regard to the adequacy of any security for the sums hereby secured and with or without the appointment of a receiver, to enter upon and take possession of the Property, and Lender may openate. manage, rent and lease the Property and collect any rents, issues, income and profits possession of the Property, and Lender may openate. manage, rent and lease the Property and collect any rents, issues, income and profits possession of the Property, and Lender may openate of the Property and collection of Lender, contingent only upon therefrom, the same being hereby absolutely assigned and transferred to and for the benefit and protection of Lender, contingent only upon the occurrence of an Event of Default. All rents collected by Lender may be applied to the cost of operation, maintenance and repair, and the occurrence of an Event of Default. All rents collected by Lender may be applied to the cost of operation, maintenance and repair, and the occurrence of an Event of Default. All rents collected by Lender may be applied to the cost of operation, maintenance and repair, and the occurrence of an Event of Default. All rents collected by Lender may be applied to the cost of operation, maintenance and repair, and the occurrence of an Event of Default. All rents collected by Lender may be applied to the cost of operation, maintenance and repair, and the occurrence of an Event of Default. All rents collected by Lender may be applied to the cost of operation, maintenance and repair, and the occurrence of an Event of Default. All rents collected by Lender may be applied to the cost of operation, maintenance and repair.

21. Future Advances Upon request by Borrower, Lender, at Lender's option, may make Future Advances to Borrower. Such future and additional loan advance, with interest thereon, shall be secured by this Mortgage, when evidenced by promissory notes stating that such notes are secured hereby A no time shall the principal amount of the indebtedness secured by this Mortgage, not including sums advanced in accordance herewith to principal amount of this Mortgage, exceed the original amount of the Indebtedness plus \$0.

22. Rental of Property Reserved. Borrower shall not make, or suffer to be made, any lease of the Property or any part thereof, or any modification, extension or cancellation of any existing or future lease, without Lender's prior written consent. If, with Lender's written consent, there is a lease on the Property. Borrower is to perform all of Borrower's obligations under such lease or leases. Borrower is not to accept any prepayment of rent for more than one month in advance without Lender's prior written consent. Upon Lender's request from time to time, Borrower is to furnish Lender as alement, in affidavit form, in such reasonable detail as Lender may require, of all of is not to accept any prepayment of rent for more than one month in advance without Lender's prior written consent. Upon Lender's requestive to time, Borrower is to furnish Lender as alrenent, in affidavit form, in such reasonable detail as Lender may require, of all of the leases on the Property and, on demand, to furnish Lender executed counterparts of any and all such leases.

If Borrower shall enter into any lease agreement, written or oral, concerning the Property or any part thereof without having obtained Lender's prior written consent, Lender shall not be bound by, or obligated to perform under, any such lease in the event it exercises its remedies set forth in Item 20 or any other provision hereof.

23. Release. Upon payment of all Indebtedness, Or age tions and Future Advances secured by this Mortgage, Lender shall

discharge this Mortgage with any costs paid by Horrower.

24. Mortgage as Security For Other Liabilities. This Mortgage shall serve as security for every other liabilities of the Borrower to the Lender and any of its affiliates however created, direct or contingent, due or to become due, whether now or hereafter existing and whether the same may have been of shall be participated in, in whole or in part by others, by trust agreement or otherwise, or on any manner acquired by or accruing to the helder hereof, whether by agreement with, or by assignment or endorsement to the Lender by anyone whomsoever.

It is the express intent of the parties hereto that this Mortgage and the arc or notes given contemporaneously herewith, and any extensions or renewals thereof, shall also evidence and secure any additional loan exvises made after the delivery of this Mortgage to the

- recorder for record.

 Notwithstanding the above, no debt or other liability, as described above shan be served by the within Mortgage, if it shall hereafter be created in a "consumer credit transaction" as defined in Title 1. Consumer Cre in Protection Act, 15 U.S.C.A., Sections 1601 et. seq., as amended, or any successor federal statute, or any applicable state statue containing substantially similar provisions.

 25. Ohio Covenant. If the Property is located in Ohio, Borrower and Lender covenant cas Lender is authorized to do all things provided to be done by a mortgage under section 1311.14 of the Ohio Revised Code.

 26. Uniform Commercial Code Security Agreement. Borrower hereby grants Lender a section all items included in the Property which can be subject to a security agreement. Borrower hereby grants Lender a section and deliver to Lender all financing statements and other documents requested by Lender to perfect its security in such property, at a Borrower will pay the expense of filing such documents and of conducting a search of records in which documents are recorded. The love nants and agreements of Borrower throughout this Mortgage will apply to all items which are subject to the security interest granted I ereir. Upon the occurrence of any Event of Default under this Mortgage, Lender will have the remedies of a secured party under the Uniform Commercial Code and, at Lender's sole option, may also invoke the remedies provided in this Mortgage. In exercising any of such remedies, I ander may proceed against the items of real property specified above as part of the Property separately or together and in any order whatsolve, without in any way affecting the availability of Lender's remedies under the Uniform Commercial Code or of the remedies in this Mortgage. This Mortgage may be filed with appropriate authorities as a Uniform Commercial Code Financing Statement.

 27. Flood Insurance. If any part of any of the Property lies within a "special flood hazard area" as defined and specified by the
- Mortgage may be filed with appropriate authorities as a Uniform Commercial Code Financing Statement.

 27. Flood Insurance. If any part of any of the Property lies within a "special flood hazard area" as defined and specified by the United States Department of Housing and Urban Development pursuant to the Flood Disaster Protection Act of 1973 as now in effect; Borrower shall (i) promptly purchase and pay the premiums for flood insurance policies as Lender deems required so that Lender shall be deemed in compliance with the rules and regulations and provisions of the Flood Disaster Protection Act of 1973 as then in effect: and (ii) deliver such policies to Lender together with evidence satisfactory to Lender that the premiums therefor have been paid. Such policies of flood insurance shall be in a form satisfactory to Lender, shall name Lender as an insured thereunder, shall provide that losses thereunder be payable to Lender pursuant to such forms of loss payable clause as Lender may approve, shall be for an amount at least equal to the Indebtedness or the maximum limit of coverage made available with respect to any of the Property under the National Flood Insurance Act of 1968, as amended, whichever is less, and shall be noncancelable as to Lender except upon thirty (30) days prior written notice given by the insurer to Lender. Within thirty (30) days prior to the expiration date of each such flood insurance policy, Borrower shall deliver to Lender a renewal policy or endorsement together with evidence satisfactory to Lender that the premium therefor has been paid.

28. July Waiver. BORROWER WAIVES THE RIGHT TO TRIAL BY JURY OF ANY MATTERS ARISING OUT OF THIS MORTGAGE OR THE TRANSACTION CONTEMPLATED HEREBY.

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BY SIGNING BELOW, Borrower accept instrument and in any rider(s) executed by Borrowers. Witnesses:	rower and recorded with it. ALL SIGNATURES MUST BE IN BLACK INK.
,	CHRISTOPHER MCWILLIAMS (Seal)
	(Seal)
	(Seal)
STATE OF MUNICIPAL STATE OF MUNI	(Seal)
On this 9th DAY OF January, 2006, personally appeared CHRISTOPHER MCWILLIAMS A SINGLE PERSON	before me, a Notary Public in and for said County and State,
IN WITNESS WHEREOF, I have hereus My Commission Expires: 4-17 (Seal) Notal This instrument was prepared by:	instrument and acknowledged that HE/SH2 did examine and read the same at the same is HIS/HER free act and dee 1.