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Illinois Anti-Predatory **Lending Database Program**

Certificate of Exemption

WILLIAM TOE 1375 REMINGTON RD., SUITE K SCHAUMBURG, IL 60173 Phone: 847-884-6734 Fax: 847-884-7418

1433741086 Fee: \$60.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 12/03/2014 03:09 PM Pg: 1 of 12

Report Mortgage Frau:

The property identified as:0

PIN: 03-08-210-027-0000

Address:

Street:

1407 E. Fleming Dr

Street line 2:

City: Arlington Heights

State: IL

Lender: Asset Mutual Mortgage, Inc.

Borrower: Megan Steinmetz

Loan / Mortgage Amount: \$20,000.00

Cook Colling Clerk's This property is located within the program area and the transaction is exempt from the requirements of 765 ILCS 77/70. et seg. because the loan is a simultaneous HELOC.

Certificate number: 18A31D07-7FE1-4BAE-BE89-0AE090E745BE

Execution date: 10/23/2014

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Asset Mutual Mortgage, Inc., NMLS# 184303, Adam F Karno, NMLS# 186220

This Instrument Prepared By:
NAVIGATOR LENDING SOLUTIONS, INC.
14055 46TH ST NORTH, 1105
CLEARWAIER, FL 33762

After Recording Return To:
NAVIGATOR LENDING SOLUTIONS
14055 45TH STREET NORTH
CLEARWATER, FLORIDA 33762
Loan Number: 3514090216

[Space Above This Line For Recording Data] -

MORTGAGE

THIS MORTGAGE is made this 23rd day of OCTOBER, 2014 between the Mortgagor, MEGAN \$TE1NMETZ, A MARRIED WOMAN

(herein "Borrower"),

and the Mortgagee, ASSET MUTUAL MORTGAGE. INC., AN ILLINOIS CORPORATION

a corporation organized and existing under the laws of ILLINOIS whose address is 8910 W. 192ND STREET, UNIT N, MOKENA, ILLINOIS 60448

(herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. $^{\circ}$ 20,000.00 , which indebtedness is evidenced by Borrower's note dated OCTOBER 23, 1:014 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principar and interest, with the balance of indebtedness, if not sooner paid, due and payable on NOVEMBER 1, 2024;

TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, vith interest thereon; the payment of all other sums, 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, Borrower ces hereby mortgage, grant and convey to Lender the following described property located in the Country of COOK.

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT 7. A.P.N.: 03-08-210-027-0000



ILLINOIS-SECOND MORTGAGE-1/80

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Asset Mutual Mortgage, Inc., NMLS# 184303, Adam F Karno, NMLS# 186220

which has the address of

1407 E. FLEMING DR S ARLINGTON HEIGHTS

Illinois

60004-1630

(herein "Property Address");

[Zip Code]

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances and rents all of which shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) any hereinafter referred to as the "Property."

Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and covivey the Property, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Bo rower warrants and will defend generally the title to the Property against all claims and demands, subject to encum' rances of record.

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

- 1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.
- 2. Funds for Taxes and I see rece. Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to (ne-tv elfth of the yearly taxes and assessments (including condominium and planned unit development assessments, if ..., y which may attain priority over this Mortgage and ground rents on the Property, if any, plus one-twelfth of yearly program installments for hazard insurance, plus one-twelfth of yearly premium installments for mortgage insurance, it ary all as reasonably estimated initially and from time to time by Lender on the basis of assessments and bills and reasor able estimates thereof. Borrower shall not be obligated to make such payments of Funds to Lender to the extent that Borre were nakes such payments to the holder of a prior mortgage or deed of trust if such holder is an institutional lender.

If Borrower pays Funds to Lender, the Funds shall be leld in an institution the deposits or accounts of which are insured or guaranteed by a Federal or state agency (including Lender if Lender is such an institution). Lender shall apply the funds to pay said taxes, assessments, insurance premain's and ground rents. Lender may not charge for so holding and applying the Funds, analyzing said account or verifying and compiling said assessments and bills, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Borrower and Lender may agree in writing at the time of execution of this Mc tgag: that interest on the funds shall be paid to Borrower, and unless such agreement is made or applicable law requires such interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and accounting of the Funds showing credits and debits to the Funds and accounting of the Funds showing credits and debits to the Funds and accounting of the Funds showing credits and debits to the Funds and accounting of the Funds showing credits and debits to the Funds and accounting of the Funds showing credits and debits to the Funds and accounting of the Funds showing credits and debits to the Funds and accounting the funds are presented as th debit to the Funds was made. The Funds are pledged as additional security for the sums secured by this Mortgage.

If the amount of the Funds held by Lender, together with the future monthly installments of E ands payable prior to the due dates of taxes, assessments, insurance premiums and ground rents, shall exceed the amount exquired to pay said taxes, assessments, insurance premiums and ground rents as they fall due, such excess shall te, at 3orrower's option, either promptly repaid to Borrower or credited to Borrower on monthly installments of Funds. If the amount of the Funds held by Lender shall not be sufficient to pay taxes, assessments, insurance premiums and ground rents as they fall due, Borrower shall pay to Lender any amount necessary to make up the deficiency in one or n.ore payments as Lender may require.

Upon payment in full of all sums secured by this Mortgage, Lender shall promptly refund to Borrower any Funds held by Lender. If under paragraph 17 hereof the Property is sold or the Property is otherwise acquired by Lender, Lender shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of application as a credit against the sums secured by this Mortgage.

3. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under paragraphs 1 and 2 hereof shall be applied by Lender first in payment of amounts payable to Lender by Borrower under paragraph 2 hereof, then to interest payable on the Note, and then to the principal of the Note.

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Asset Mutual Mortgage, Inc., NMLS# 184303, Adam F Karno, NMLS# 186220

- 4. Prior Mortgages and Deeds of Trust; Charges; Liens. Borrower shall perform all of Borrower's obligations under any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage, including Borrower's covenants to make payments when due. Borrower shall pay or cause to be paid all taxes, assessments and other charges, fines and impositions attributable to the Property which may attain a priority over this Mortgage, and leasehold payments or ground rents, if any.
- 5. 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 and in such amounts and for such periods as Lender may require.

The insurance carrier providing the insurance shall be chosen by Borrower subject to approval by Lender; provided, that such approval shall not be unreasonably withheld. All insurance policies and renewals thereof shall be in a form acceptable to Lender and shall include a standard mortgage clause in favor of and in a form acceptable to Lender. Lender shall have the right to hold the policies and renewals thereof, subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage.

In the event of 1 ss. Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

If the Property is abandoned by Borrower, or if Borrower fails to respond to Lender within 30 days from the date notice is mailed by Lender to Borrower that the insurance carrier offers to settle a claim for insurance benefits, Lender is authorized to collect and apply the insurance proceeds at Lender's option either to restoration or repair of the Property or to the sums secured by the Mortgage.

- 6. Preservation and Maintenance of Property; Leaseholds; Condominiums; Planned Unit Developments. Borrower shall keep the Property in got I 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 a planned unit development, Borrower shall perform all of Borrower's obligations under the declaration or covenants creating or governing the condominium or planned unit development, the by-laws and regulations of the condominium or planned unit development, and constituent documents.
- 7. 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 which materially affects Lender's interest in the Property, then Lender, at Lender's option, upon notice to Borrower, may make such appearances, disburse such sums, including reasonable attorneys' fees, and take such action as is necessary to retect Lender's interest. If Lender required mortgage insurance as a condition of making the loan secured by this Mortgage, Borrower shall pay the premiums required to maintain such insurance in effect until such time as the requirement for such insurance terminates in accordance with Borrower's and Lender's written agreement or applicable law

Any amounts disbursed by Lender pursuant to this paragraph 7, with interest thereon, at the Note rate, shall become additional indebtedness of 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. Nothing contained in this paragraph 7 shall require Lender to incur any expense or take 2.7 action hereunder.

- 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 such inspection specifying reasonable cause therefor related to Lender's interest in the Property.
- 9. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in proceeding 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, subject to the terms of any mortgage, deed of trust or other recurity agreement with a lien which has priority over this Mortgage.
- 10. 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 Mortgage granted by Lender to any successor in interest of Borrower 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 such successor or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Mortgage by reason of any demand made by the original Borrower and Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy.



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Asset Mutual Mortgage, Inc., NMLS# 184303, Adam F Karno, NMLS# 186220

- 11. Successors and Assigns Bound; Joint and Several Liability; Co-Signers. The covenants and agreements herein contained shall bind, and the rights hereunder shall inure to, the respective successors and assigns of Lender and Borrower, subject to the provisions of paragraph 16 hereof. All covenants and agreements of Borrower shall be joint and several. Any Borrower who co-signs this Mortgage, but does not execute the Note, (a) is co-signing this Mortgage only to mortgage, grant and convey that Borrower's interest in the Property to Lender under the terms of this Mortgage, (b) is not personally liable on the Note or under this Mortgage, and (c) agrees that Lender and any other Borrower hereunder may agree to extend, modify, forbear, or make any other accommodations with regard to the terms of this Mortgage or the Note without that Borrower's consent and without releasing that Borrower or modifying this Mortgage as to that Borrower's interest in the Property.
- 12. Notice. Except for any notice required under applicable law to be given in another manner, (a) any notice to Borrower provided for in this Mortgage shall be given by delivering it or by mailing such notice by first class mail addressed to Purrower at the Property Address or at such other address as Borrower may designate by notice to Lender as provided herein, and (b) any notice to Lender shall be given by first class mail to Lender's address stated herein or to such other address as Lender may designate by notice to Borrower as provided herein. Any notice provided for in this Mortgage shall be deemed to may been given to Borrower or Lender when given in the manner designated herein.
- 13. Governing Lav., Severability. The state and local laws applicable to this Mortgage shall be the laws of the jurisdiction in which the property is located. The foregoing sentence shall not limit the applicability of Federal law to this Mortgage. In the event that any provision or clause of this Mortgage or the Note conflicts with applicable law, such conflict shall not affect ofter provisions of this Mortgage or the Note which can be given effect without the conflicting provision, and to this end the provisions of this Mortgage and the Note are declared to be severable. As used herein, "costs", "expenses" and "attorneys' fees" include all sums to the extent not prohibited by applicable law or limited herein.
- 14. Borrower's Copy. Borrower shall be furnished a conformed copy of the Note and of this Mortgage at the time of execution or after recordation hereof.
- 15. Rehabilitation Loan Agreement. Borrov er shall fulfill all of Borrower's obligations under any home rehabilitation, improvement, repair, or other loan agreement which Borrower enters into with Lender. Lender, at Lender's option, may require Borrower to execute and deliver to Lender, in a form acceptable to Lender, an assignment of any rights, claims or defenses which Borrower may have against parties who supply labor, materials or services in connection with improvements made to the property
- 16. Transfer of the Property or a Beneficial Interest in Borrower. If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Mortgage. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Mortgage.

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 delivered or mailed within which Borrower must pay all sums secured by this Mortgage. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Mortgage without further notice or demand on Borrovei.

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

17. Acceleration; Remedies. Except as provided in paragraph 16 hereof, upon Borrower's b.ea'n of any covenant or agreement of Borrower in this Mortgage, including the covenants to pay when due any sums secreted by this Mortgage, Lender prior to acceleration shall give notice to Borrower as provided in paragraph 12 hereof specifying: (1) the breach; (2) the action required to cure such breach; (3) a date, not less than 10 days from the date the notice is mailed to Borrower, by which such breach must be cured; and (4) that failure to cure such breach on or before the date specified in the notice may result in acceleration of the sums secured by this Mortgage, 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 nonexistence of a default or any other defense of Borrower to acceleration and foreclosure. If the breach is not cured on or before the date specified in the notice, Lender, at Lender's option, may declare all of the sums secured by this Mortgage to be immediately due and payable without further demand and may foreclose this Mortgage by judicial proceeding. Lender shall be entitled to



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Asset Mutual Mortgage, Inc., NMLS# 184303, Adam F Karno, NMLS# 186220

collect in such proceeding all expenses of foreclosure, including, but not limited to, reasonable attorneys' fees and costs of documentary evidence, abstracts and title reports.

- 18. Borrower's Right to Reinstate. Notwithstanding Lender's acceleration of the sums secured by this Mortgage due to Borrower's breach, Borrower shall have the right to have any proceedings begun by Lender to enforce this Mortgage discontinued at any time prior to entry of a judgment enforcing this Mortgage if: (a) Borrower pays Lender all sums which would be then due under this Mortgage and the Note had no acceleration occurred; (b) Borrower cures all breaches of any other covenants or agreements of Borrower contained in this Mortgage; (c) Borrower pays all reasonable expenses incurred by Lender in enforcing the covenants and agreements of Borrower contained in this Mortgage, and in enforcing Lender's remedies as provided in paragraph 17 hereof, including, but not limited to, reasonable attorneys' fees; and (d) Borrower takes such action as Lender may reasonably require to assure that the lien of this Mortgage, Lender's interest in the Property and Borrower's obligation to pay the sums secured by this Mortgage shall continue unimpaired. Upon such payment and cure by Borrower, this Mortgage and the obligations secured hereby shall remain in full force and effect as if no acceleration had occurred.
- 19. Assign tent of Rents; Appointment of Receiver. As additional security hereunder, Borrower hereby assigns to Lender the reals of the Property, provided that Borrower shall, prior to acceleration under paragraph 17 hereof or abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

Upon acceleration uncer paragraph 17 hereof or abandonment of the Property, Lender, shall be entitled to have a receiver appointed by a court to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past [ue] All rents collected by the receiver shall be applied first to payment of the costs of management of the Property and collections of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorney fee, and then to the sums secured by this Mortgage. The receiver shall be liable to account only for those rents accurity received.

20. Release. Upon payment of all sums couned by this Mortgage, Lender shall release this Mortgage without charge to Borrower. Borrower shall pay all cost of recordation, if any.

21.	Waiver of Homestead.	Borrower hereby	waives all rights of homestead exemption in the Property.
22.	The following Riders are	e to be executed by	y Bc τοw τ [check box as applicable]:

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	Adjustable Rate Rider	Condominium Rid r	Second Home Rider
X	Balloon Rider	Planned Unit Develop nera Rider	X Other(s) [specify]
	1-4 Family Rider	☐ Biweekly Payment Rider	Fixed Interes
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REQUEST FOR NOTICE OF DEFAULT AND FORECLOSURE UNDER SUPERIOR MORTGAGES OR DEEDS OF TRUST				
has priority over this Mortgage to give N	older of any mortgage, deed of trust or other encumbrance with a lien which lotice to Lender, at Lender's address set forth on page one of this Mortgage, brance and of any sale or other foreclosure action.			
IN WITNESS WHEREOF, Borrow	wer has executed and acknowledges receipt of pages 1 through 7 of this			
Borrover MEGAN STEINMETZ	Borrower			
Borrower	Borrower			
Borrower	DO FOWER			
Witness:	Witness:			
1866 1166 1	<u>ir irni senir kana kana sina ngana kana bina sinakan kana kana sinakan kana kana kana kana kana kana kan</u>			
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Notary P My Commis	y Benedetti ublic, State of Illino sion Expires 4/27/2	ois 2015		Clores
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EXHIBIT A

File No.: 2140636a

Property Addr. ss: 1407 E FLEMING DRIVE SOUTH, ARLINGTON HEIGHTS, IL, 60004

LOT 446 IN NORTH CATE UNIT 4B, BEING A SUBDIVISION IN THE EAST ½ OF SECTION 8 AND THE WEST ½ OF SECCION 9, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL OF COOP COUNTY CIENT'S OFFICE MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 03-08-210-027-0000

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Asset Mutual Mortgage, Inc., NMLS# 184303, Adam F Karno, NMLS# 186220

Loan Number: 3514090216

FIXED INTEREST RATE RIDER

Date: OCTOBER 23, 2014

Lender: ASSET MUTUAL MORTGAGE, INC.

Borrower(s): MEGAN STEINMETZ

THIS FIXED INTEREST RATE RIDER is made this 23rd day of OCTOBER, 2014 and is incorporated into and shall be deemed to amend and supplement the Security Instrument, Deed of Trust, or Se urily Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to some repayment of the Borrower's fixed rate promissory note (the "Note") in favor of ASSET MUTUAL MORTGAGE, INC. (the "Lender"). The Security Instrument encumbers the property more specifically described in the Security Instrument and located a

1407 E. FLEMING DR 3, ARLINGTON HEIGHTS, ILLINOIS 60004-1630 [Property Address]

ADDITIONAL COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

A. Definition (D) "Note" of the Sacurity Instrument is hereby deleted and the following provision is substituted in its place in the Security instrument: (D) "Note" means the promissory note signed by the Borrower and dated OCTOBER 23, 2014. The Note states that Borrower owes Lender TWENTY TROUSAND AND 00/100 Follers (U.S. \$ 20,000.00 plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than NOVEMBER 1, 2024 at the rate of BY SIGNING BELOW/Borrower accepts and agrees to the terms and covenants contained in this Fixed Interest Rate Ride (Seal) (Seal) -Borrower -Borrower (Seal) (Seat) -Borrower -Borrower (Seal) (Scal) -Borrower -Borrower

ILLINOIS FIXED INTEREST RATE RIDER ILFIR.RDR 02/19/13

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Loan Number: 3514090216

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BALLOON RIDER

THIS BALLOON RIDER is made this 23rd day of OCTOBER 2014 is incorporated into and shall be dee ned 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 Note (the "Note") to ASSET MOTUAL MORTGAGE, INC., AN ILLINOIS CORPORATION

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

1407 E. FLEMING DR S, ARLINGTON FLIGHTS, ILLINOIS 60004-1630 [Property Address,

The interest rate stated on the Note is called the "Note Rate." The date of the Note is called the "Note Date." I understand the Lender may transfer the Note, Security Insurance and this Rider. The Lender or anyone who takes the Note, the Security Instrument and this Rider by transfer and who is entitled to receive payments under the Note is called the "Note Holder."

ADDITIONAL COVENANTS. In addition to the covenants and agreements in the Security Instrument, Borrower and Lender further covenant and agree as follows (despite anything to the contrary contained in the Security Instrument or the Note):

THIS LOAN IS PAYABLE IN FULL AT MATURITY. YOU MUST REPAY THE EXTIRE PRINCIPAL BALANCE OF THE LOAN AND UNPAID INTEREST THEN DUE. THE LENDER'S UNDER NO OBLIGATION TO REFINANCE THE LOAN AT THAT TIME. YOU WILL, THEREFORE, BE REQUIRED TO MAKE PAYMENT OUT OF OTHER ASSETS THAT YOU MAY OWN, OR YOU WILL HAVE TO FIND A LENDER, WHICH MAY BE THE LENDER YOU HAVE THIS LOAN WITH, WILLING TO LEND YOU THE MONEY. IF YOU REFINANCE THIS LOAN AT MATURITY, YOU MAY HAVE TO PAY SOME OR ALL OF THE CLOSING COSTS NORMALLY ASSOCIATED WITH A NEW LOAN EVEN IF YOU OBTAIN REFINANCING FROM THE SAME LENDER.

MULTISTATE BALLOON RIDER

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BY SIGNING E Rider	BELOW, Borrower accep	ots and agree	s to the terms and covenants	contained in this Balloon
x	Luch	10-	-2314 Borrower	
Borr ve VES	N STEINMETZ	Date	Borrower	Date
Borrower	Or	Date	Borrower	Date
Borrower		Dale	Borrower	Date



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MULTISTATE BALLOON RIDER 04/26/04