COOK COUNTY, ILLINUIS
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MORTGAGE

205374-8

THIS MORTGAGE ("Security Instrument") is given on SEPTEMBER 30
15 The mortgagor is ALAN ROSS WILSON AND MARY DORIA WILSON, HUSBAND AND WIFE 85The mortgagor is

("Borrower"). This Security Instrument is given to

THE TALMAN TOME FEDERAL SAVINGS AND LOAN ASSOCIATION

THE UNITED STATES OF AMERICAnnd whose address is which is organized and sisting under the laws of 4242 NORTH LAFFEM

NORRIDGE, ILLINOIS ("Lender").

Borrower owes Lender the principal sum of

THOUSAND AND NO/100--SEVENTY

70,000.00). This debt is evidenced by Borrower's note Dollers (U.S. \$ dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not OCTOBER 1, 2000 This Security Instrument paid earlier, due and payable on secures to Lender: (a) the repayment of the lebt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Lor ower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mort to ge, grant and convey to Lender the following described property

COOK located in

UNIT NUMBER B-3, G-8 AND P-5 IN THE LAUREL CANYON CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 31, 32, EATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 31, 32, 33 AND 34 IN BLOCK 4 IN MECHANICS APPLITION TO DES PLAINES, BEING ALLES' SUBDIVISION OF THE SOUTH 15 ACRES OF THE WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINION MADE BY FIRST STATE BANK AND TRUST COMPANY OF PARK RIDGE, AN ILLINOIS BANKING CORPORATION, AS TRUSTEE UNDER A TRUST AGREEMENT DATED JANUARY 25, 1980 AND KNOWN AS TRUST NUMBER 1051 RECORDED IN THE OFFICE OF THE DECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 25690675 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

09-17-211-031-1006 09-17-211-031-1031 09-17-211-031-1022

Mortgagor furthermore expressly grants to the Mortgagee its successors and assigns as rights ar deasements appurtenant to the above described real estate the rights and easements for the benefit of said property set forth in the aforementioned declaration and all other rights and easements of record for the benefit of said property. This Mortgage is subject to all rights, easements, restrictions, conditions, covenants, and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

which has the address of

1302 WASHINGTON STREET-UNIT B-3

Illinois

60016

("Property Address");

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

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.

UNOFFICIAL

DES BUVINES, ILLINOIS

STREE DEWESLER

THE TALMAN HOME FEDERAL SAVINGS AND LOAN ASSOCIATION

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tron(s) whose name(s) ARE	known to me to be the same pe	bersonally	
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l covenants contained in this Security		Berow, Berrewer accept mder(s) executed by Borro	
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je.	Planned Unit Development Rid	aym nt Rider 🔲 I	l betsubsnD 🗌
2-4 Family Rider	Condominium Rider		ge, les de la communitant Andersulb A
by Borrower and recorded together with se incorporated into and shall amend and he rider(s) were a part of this Security	One or more riders are executed ements of each such rider shall b	als Security Instrument. Il at, the covenants and agre- ants and agreements of	23, Riders to the country of the cou
	ver shall pay any recordation costs ves all right of homestead exempti		
ver shall be applied first to payment of the timited to, receiver's fees, premiums on its Security Instrument. Iment, Lender shall release this Security	s collected by Lender or the received on the received of rents, including, but not ind there is secured by this Secured by the secured by this secured by the secured of th	g those past due. Any rents of the Property and collects, a saonable attorneys' fees, a pon payment of all sums	The Property including costs of management receiver's bonds and re
ider (in person, by agent or by judicially gettee Property and to collect the rents of	on, take possession of and manag	qu rathe of baltities ad its	appointed receiver) sh

but not limited to, reasonable attorneys' fees and costs of title evidence.

20. Lender in Possession. Upon acceleration under paragraph 19 or abandonment of the Property and at any time Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 19, including, this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by breach of any occurrance are in this Security Instrument (but not prior to acceleration under paragraphs 13 and 17 unitess applicable law provides connected that in this Security Instrument (but not prior to acceleration under paragraphs 13 and 17 unitess applicable law provides otherwise). The notice shall specify; (a) the default; (b) the action required to cure the default not 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 security Instrument, foreclosure by judicial proceeding and sale of the Property. The notice shall further into our proceeding and sale of the Property. The notice shall further acceleration of the right to retry the right to relate and the right to assert in the foreclosure proceeding the non-existence of a default or any other defence of Borrower to acceleration and foreclosure. If the default is not cured on or before the default or any other defence of success and proceeding and success proceeding in the notice. Lender at its onton may require immediate success in full of all sums secured by before the date success in full of all sums secured by before the date success. Lender at its onton or the default is notice. Lender at its onton may require immediate success in full of all sums secured by 19 Acceleration; Remedies, Lender shall give notice to Borrower prior to acceleration following Borrower's NOW UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

If Lender required mortgage insurance as a condition of making the loan secured by this Security Instrument, Borrower shall pay the premiums required to maintain the insurance in effect until such time as the requirement for the insurance terminates in accordance with Borrower's and Lender's written agreement or applicable law.

8. Inspection. Lender or its agent may make reasonable entries upon and inspections of the Property. Lender

shall give Borrower notice at the time of or prior to an inspection specifying reasonable cause for the inspection.

9. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in lieu of condemnation, are hereby

assigned and shall be paid to Lender.

In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. In the event of a partial taking of the Property, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the taking, divided by (b) the fair market value of the Property immediately before the taking. Any balance shall be paid to Borrower.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemnor offers to make an award or settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the proceeds, at its option, either to restoration or repair of the Property or

to the sums secured by this Security Instrument, whether or not then due

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of such payments.

10. Borrower No. R. Jaqued; 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 any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successors in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortication of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

11. Successors and Assigns Bound, Joint and Several Liability; Co-signers. The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 17. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note; (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without

that Borrower's consent.

12. Loan Charges. If the loan secured by this Security Instrument is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest of other loan charges collected or to be collected in connection with the loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit, and (b) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit, and (b) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit, and (b) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit, and (c) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit, and (c) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limits, and (c) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limits, and (c) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limits, and (c) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limits, and (d) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limits, and (d) any such loan charge shall be reduced by the amount necessary to reduce the reduced by the reduced by the reduced by the reduced by the r

13. Legislation Affecting Lender's Rights. If enactment or expiration of applicable laws has the effect of rendering any provision of the Note or this Security Instrument unenforceable according to its terms, Lender, at its option, may require immediate payment in full of all sums secured by this Security Instrument and may invoke any remedies permitted by paragraph 19. If Lender exercises this option, Lender shall take the steps specified in the second paragraph of

paragraph 17.

14. Notices. Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to Lender's address stated herein or any other address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender where even as provided in this paragraph.

15. Governing Law; Severability. This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument of the Note which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the

Note are declared to be severable.

16. Borrower's Copy. Borrower shall be given one conformed copy of the Note and of this Security Instrument.

17. 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 Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Security Instrument.

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 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.

18. Borrower's Right to Reinstate. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earlier of: (a) 5 days (or such other periodias applicable law may specify for reinstatement) before sale of the Property pursuant to any power of sale contained in this Security Instrument; or (b) 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 had no acceleration 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; and (d) takes such action as Lender may reasonably require to assure that the lien of this Security Instrument, Lender's rights in the Property and Borrower's obligation to pay the sums secured by this Security Instrument shall continue unchanged. Upon reinstatement by Borrower, this Security Instrument and the 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 paragraphs 13 or 17.

UNOFFICIAL COPY

reducating payment.

the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from Any amounts disbursed by Lender under this paragraph? shall become additional debt of Borrower secured by this

Lender may take action under this paragraph 7, Lender does not have to do so. Institument, appearing in court, paying reasonable attorneys' fees and entering on the Property to make repairs. Although in the Property. Lender's actions may include paying any sums secured by a lien which has priority over this Security regulations), then Lender may do and pay for whatever is necessary to protect the value of the Property and Lender's rights Freuder's rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation or to enforce laws or covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Protection of Lender's Rights in the Property; Mortgage Insurance. If Borrower fails to perform the

fee fille shall not merge unless Lender agrees to the merger in writing. Borrower shall comply with the provisions of the lease, and if Borrower acquires fee title to the Property, the leasehold and change the Property, allow the Property to deteriorate or commit waste. If this Security Instrument is on a leasehold,

6. Preservation and Maintenance of Property; Leascholds. Borrower shall not destroy, damage or substantially

Instrument immediately prior to the acquisition. from damage to the Property prior to the acquisition shall pass to Lender to the extent of the sums secured by this Security

under paragraph 19 the Property is acquired by Lender, Borrower's right to any insurance policies and proceeds resulting postpone the due date of the monthly payments referred to in paragraphs I and 2 or change the amount of the payments. It Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shain of extend or

when the notice is given. the Property or to pay sums secured by this Security Instrument, whether or not then due. The 30-day reriod will begin offered to settle a claim, then Lender may collect the insurance proceeds. Lender may use the proceed. A sepair or restore Borrower abandons the Property, or does not answer within 30 days a notice from Lender that the insurance carrier has applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. If restoration or repair is not economically leasible or Lender's security would be lessened, the incurance proceeds shall be of the Property damaged, if the restonation or repair is economically feasible and Lender's 'ecurity is not lessened. If the

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be at pied to restoration or repair carrier and Lender. Lender may make proof of loss if not made promptly by Borrower. all receipts of paid premiums and renewal notices. In the event of loss, Borrower shall be prompt notice to the insurance Lender shall have the right to hold the policies and renewals. It Lender requires, Borrower shall promptly give to Lender

All insureme policies and renewals shall be acceptable to Lender and shall include a standard mortgage clause.

unreasonably withheld. insurance carrier providing the insurance shall be chosen by Borrower surject to Lender's approval which shall not be requires insurance. This insurance shall be maintained in the amount and for the periods that Lender requires. The Afazard insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property

of the giving of notice. notice identifying the lien. Borrower shall satisfy the lien or taxe one or more of the actions set forth above within 10 days agreement satisfactory to Lender subordinating the iten to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which may attain priority ever this Security Instrument, Lender may give Borrower a prevent the enforcement of the lien or forfeiture of any gart of the Property; or (c) secures from the holder of the lien an faith the lien by, or defends against enforcement of tt. I'en in, legal proceedings which in the Lender's opinion operate to agrees in writing to the payment of the obligation seet re 1 by the fien in a manner acceptable to Lender; (b) contests in good

Borrower shall promptly discharge any nen which has priority over this Security Instrument unless Borrower: (a) to be paid under this paragraph. If Borrow a makes these payments directly, Borrower shall prompily furnish to Lender pay them on time directly to the person o v. 1 payment. Borrower shall promptly turnish to Lender all notices of amounts "pay these obligations in a connect provided in paragraph 2, or if not paid in that manner, Borrower shall

Charges, Llens. Borrowe shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may attain priority ,ve' this Security Instrument, and leasehold payments or ground rents, if any. Notes third, to amounts payable and are graph 2, fourth, to interest due; and last, to principal due.

3. Application of 'ayn ents. Unless applicable law provides otherwise, all payments received by Lender under the paragraphs, I and 2 shall be plied first, to late charges due under the Note; second, to prepayment charges due under the

application as a credit agi not the sums secured by this Security Instrument.

than immediately prior 1 the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of any Funds held by Lender, Ji under paragraph 19 the Property is sold or acquired by Lender, Lender shall apply, no later Dpon pay. And in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower

amount of the Funds held by Lender is not sufficient to pay the escrow items when due, Borrower shall pay to Lender any at Bortower's option, either promptly repaid to Bortower or credited to Bortower on monthly payments of Funds. If the the due dates of the escrow items, shall exceed the amount required to pay the escrow items when due, the excess shall be,

If the amount of the Funds held by Lender, together with the future monthly payments of Funds payable prior to this Security Instrument.

shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the Funds accured by requires interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender Lender may agree in writing that interest shall be paid on the Funds. Unless an agreement is made or applicable law Lender may not charge for holding and applying the Funds, analyzing the account or verifying the escrow items, unless Lender pays Botrower interest on the Funds and applicable law permits Lender to make such a charge. Borrower and state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay the escrow items. The Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a federal or

basis of current data and reasonable estimates of future escrow items. leasehold payments or ground rents on the Property, if any; (c) yearly hazard insurance premiums; and (d) yearly mortgage insurance premiums, if any. These items are called "escrow items." Lender may estimate the Funds due on the one-twelfth of: (a) yearly taxes and assessments which may attain priority over this Security Instrument; (b) yearly to Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") equal to

2. Funds for Taxes and Insurance. Subject to applicable law or to a written waiver by Lender, Borrower shall pay the principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note. Payment of Principal and Interest; Prepayment and Late Charges. Borrower shall prompily pay when due

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

THIS CONDOMINIUM RIDER is made this 30TH day of SEPTEMBER 19 85 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

THE TALMAN HOME FEDERAL SAVINGS AND LOAN ASSOCIATION OF LILLINGIS.") of the same date and covering the Property described in the Security Instrument and located at:

1302 WASHINGTON STREET-UNIT B-3, DES PLAINES, ILLINOIS 60016 (Property Address)

The Property includes a unit in, together with an undivided interest in the common elements of, a condominium project known as:

LAUREL CANYON CONDOMINIUM

[Name of Condominium Project]

(the "Condominium Project"). If the owners association or other entity which acts for the Condominium Project (the "Owners Association") holds title to property for the benefit or use of its members or shareholders, the Property also includes Borrower's interest in the Owners Association and the uses, proceeds and benefits of Borrower's interest.

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

- A. Condom/nb:: Obligations. Borrower shall perform all of Borrower's obligations under the Condominium Project's Constituent Or coments. The "Constituent Documents" are the: (i) Declaration or any other document which creates the Condominius. Project; (ii) by-laws; (iii) code of regulations; and (iv) other equivalent documents. Borrower shall promptly pay, when due, all laws and assessments imposed pursuant to the Constituent Documents.
- B. Hazard Insurance. So ring as the Owners Association maintains, with a generally accepted insurance carrier, a "master" or "blanket" policy on the Condominium Project which is satisfactory to Lender and which provides insurance coverage in the amounts, for the periods, and against the hazards Lender requires, including fire and hazards included within the term "extended coverage," then:
- (i) Lender waives the provision in Uniform Covenant 2 for the monthly payment to Lender of one-twelfth of the yearly premium installments for hazard in grance on the Property; and
- (ii) Borrower's obligation under Uniform Covenant 5 to maintain hazard insurance coverage on the Property is deemed satisfied to the extent that the required coverage is provided by the Owners Association policy.

Borrower shall give Lender prompt notice Con, lapse in required hazard insurance coverage.

In the event of a distribution of hazard insurable proceeds in lieu of restoration or repair following a loss to the Property, whether to the unit or to common elements, my proceeds payable to Borrower are hereby assigned and shall be paid to Lender for application to the sums secured by the Securit | Instrument, with any excess paid to Borrower.

C. Public Liability Insurance, Borrower shall take such actions as may be reasonable to insure that the Owners Association maintains a public liability insurance policy accepts ole in form, amount, and extent of coverage to Lender.

- D. Condemnation. The proceeds of any award or claim for aamages, direct or consequential, payable to Borrower in connection with any condemnation or other taking of all or any part of the Property, whether of the unit or of the common elements, or for any conveyance in lieu of condemnation, are hereby resigned and shall be paid to Lender. Such proceeds shall be applied by Lender to the sums secured by the Security Instrument exprovided in Uniform Covenant 9.
- E. Lender's Prior Consent, Borrower shall not, except after notice to Lender and with Lender's prior written consent, either partition or subdivide the Property or consent to:
- (i) the abandonment or termination of the Condominium Project, except for abandonment or termination required by law in the case of substantial destruction by fire or other casualty or in the case of a taking by condemnation or eminent domain:
- (ii) any amendment to any provision of the Constituent Documents if the provision is for the express benefit of Lender;
 - (iii) termination of professional management and assumption of self-management of the Owners Association;
- (iv) any action which would have the effect of rendering the public liability insurance of verage maintained by the Owners Association unacceptable to Lender.
- F. Remedies, If Borrower does not pay condominium dues and assessments when due, then Lender may pay them, Any amounts disbursed by Lender under this paragraph F shall become additional debt of Borrower secured of the Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions contained in this Condominium Rider.

83-17-211-831-1839

RECORD AND RETURN TO :

THE TALMAN HOME FEDERAL SAVINGS AND LOAN ASSOCIATION OF ILLINOIS 2454 DEMPSTER DES PLAINES, ILLINOIS 60016

ATTN : BETTY P. RAETHZ

aran poss with son

MARY DORIA WILSON/HIS WIFE

5 223 256

MULTISTATE CONDOMINIUM RIDER-Single Family-FNMA/FHLMC UNIFORM INSTRUMENT

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