COOK COUNTY, ILLINOIS FILED FOR RECORD

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C-111258 A

<u>:</u>

Joldwell Banker Inte Services,

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given onAUGUST_20 19.85 The mortgagor isGLORIA_J. KANE. DIVORGED_AND_NOT_SINCE_REMARRIED
19.85. The mortgagor is
("Borrower"). This Security Instrument is given to GQLDWELL. BANKER.
RESIDTAT AL MORTGAGE SERVICES, INC, which is organized and existing
under the laws of THE STATE OF CALIFORNIA and whose address is #28 EXECUTIVE PARK, SUITE 200, IRVINF. CALIFORNIA 92714 ("Lender"). Borrower owes Lender 10 principal sum of FIFTY NINE THOUSAND AND NO/100
Borrower owes Lender to principal sum of FIFTY NINE THOUSAND AND NO 100
dated the same date as this occurity Instrument ("Note"), which provides for monthly payments, with the full debt, if not
paid earlier, due and payable orSEPTEMBER1,2015
modifications; (b) the payment of 27 other sums, with interest, advanced under paragraph 7 to protect the security of this
Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and
the Note. For this purpose, Borrower to stereby mortgage, grant and convey to Lender the following described property located in
County, fumois:

UNIT 12-C IN WEATHERSFIELD NORTH CONDOMINIUM AS DELINEATED ON A SURVEY OF CERTAIN BLOCKS IN WEATHERSFIELD NORTH, SECTION 14, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DEGLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25238065 TOGETHER WITH ITS UNDIVIDED PER E TAGE INTEREST IN THE COMMON ELEMENTS.

"ADJUSTABLE RATE RIDER AND CONDO RIDER ATTACHLD HERETO AND MADE" A PART HEREOF."

"THIS MORIGAGE TO BE RE-RECORDED DUE TO A CHANGE IN THE ZIP CODE."

COOK COUNTY, ILLINOIS

1985 OCT 21 AH 10: 41

85243812

which h	as the address of	646 WHALOM LANE	SCHAUMBURG	
	5 Y) V	(Street)	[Cit	y)
Illinois	60194	(Street) ("Property Addre	:ss'');	
	(Zip Ci	ode]		

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

ILLINOIS-Single Family-FNMA/FHLMC UNIFORM INSTRUMENT

Box 235

85 167 21

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requesting 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 sinis disburset berter under under this paragraph ? shall become additional debt of Borrower secured by this

Instrument, appearing in court, paying reasonable attorneys' fees and entering on the Property to make repairs. Although Lender may take action under this paragraph 7, Lender does not have to do so. 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 7. Protection of Lender's Rights in the Property; Mortgage Insurance.

If Borrower fails to perform the coverants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankrupicy, probate, for condemnation or to enforce laws or

fee title 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 Instrument immediately prior to the acquisition.

6. Preservation and Maintenance of Property; Leaseholds.

Change the Property, allow the Property to deteriorate or commit waste. If this Security Instrument is on a leasehold,

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 he payments. If

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal rhall not extend or

when the notice is given. offered to settle a claim, then Lender may collect the insurance proceeds. Lender may use the proceeds to repair or restore the Property or to pay sums secured by this Security Instrument, whether or not then due. The 3/-d y period will begin 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 feasible or Lender's security would be lessened, the insurance proceeds shall be of the Property damaged, if the restoration or repair is economically feasible and Lender's security is not lessened. If the

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall he applied to restoration or repair carrier and Lender. Lender may make proof of loss if not made promptly by Bot rover

all receipts of paid premiums and renewal notices. In the event of loss, Borrower and give prompt notice to the insurance Lender shall have the right to hold the policies and renewals. If Lender requires, Borrower shall promptly give to Lender All insurance 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 subject to Lender's approval which shall not be requires insurance. This insurance shall be maintained in the acidan's and for the periods that Lender requires. The insured against loss by fire, hazards included within the term "exten 1.d coverage" and any other hazards for which Lender

5. Hazard Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property of the giving of notice. the Property is subject to a fien which may attain priority one or more of the actions set forth above within 10 days to notice identifying the lien. Borrower shall satisfy the lien of the actions set forth above within 10 days agreement satisfactory to Lender subordinating the lief to this Security Instrument. If Lender determines that any part of

agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) contests in good faith the lien by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to faith the lien by, or defends against enforcement of the lien of the lien and part of the Property; or (c) secures from the holder of the lien and Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a)

receipts evidencing the payments. pay them on time directly to the person owed payment. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph. If Borrower makes these payments directly, Borrower shall promptly furnish to Lender to be paid under this paragraph. If Borrower and over makes these payments directly, Borrower shall promptly furnish to Lender Borrower shall pay these obligation in the manner provided in paragraph 2, or if not paid in that manner, Borrower shall 4. Chargest Liens. dort swer shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may attain prioticy over this Security Instrument, and leasehold payments or ground rents, if any.

application as a cred' solinst the sums secured by this Security Instrument.

3. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under paragraphs I and 2 shell a specied first, to late charges due under the Mote; second, to prepayment charges due under the Mote; third, to amounts pays ble under paragraph 2; fourth, to interest due; and last, to principal due.

Upon Edyment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held 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 than immediately prior to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of

amount necessary to make up the deficiency in one or more payments as required by Lender.

at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly payments of Funds. If the amount of the Funds held by Lender is not sufficient to pay the escrow items when due, Borrower shall pay to Lender any 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 sums secured by requires interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender Lender may not charge for holding and applying the Funds, analyzing the account or verifying the escrow items, unless xearest specifications and specification of the form of the fine of applicable law Lender may agree in writing that interest shall be paid on the Funds. Unless an agreement is made or applicable law 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 2. Funds for Taxes and Insurance. Subject to applicable law or to a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") equal to

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 promptly pay when due

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

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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. By ro ver Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of an ortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower chall not operate to release the liability of the original Borrower or Borrower's successors in interest. Lender shall not ale required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise incidify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower's Norrower'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 Asarms 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 accommoda ions with regard to the terms of this Security Instrument or the Note without

that Borrower's consent.

If the loan secured c, this Security Instrument is subject to a law which sets maximum loan 12. Loan Charges. charges, and that law is finally interpreted so the the interest or 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 (u) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender nay choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. It a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge under the Note.

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 un inforceable 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 in 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 ...e'.iod. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lende . Any notice to Lender shall be given by first class mail to Lender's address stated herein or any other address Lender designo'es by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrow, or Lender when given 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 or 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 S curity 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's 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 period as 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.

19. 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 paragraphs 13 and 17 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 nonexistence of 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

Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 19, including 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 tip prior to the expiration of any period of redemption following judicial sale, Lender (in person, by agent or by judicial appointed receiver) shall be entitled to enter upon, take possession of and manage the Property and to collect the rents the Property including those past due. Any rents collected by Lender or the receiver shall be applied first to payment of costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums receiver's bonds and reasonable attorneys' fees, and then to the sums secured by this Security Instrument. 21. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Secur Instrument without charge to Borrower. Borrower shall pay any recordation costs. 22. We ver if Homestead. Borrower waives all right of homestead exemption in the Property. 23. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together we this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend a supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument. [Check applicable box(es)]			
Graduated Paymen! Rider	Planned Unit Developr	nent Rider	
Other(s) [specify]			
BY SIGNING BELOW, Borrower acc Instrument and in any rider(s) executed by 30	eepls and agrees to the fer orrower and recorded with it.	ms and covenants	contained in this Security
	·····cacoria	J. KAND	(Seal)
	4		
	ter shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 19, including, illimited 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 to the expiration of any period of redemption following judicial sale, Lender (in person, by agent or by judicially inted receiver) shall be entitled to enter upon, take possession of and manage the Property and to collect the rents of property including hose past due. Any rents collected by Lender or the receiver shall be applied first to payment of the of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on ver's bonds and reasonable attorneys' fees, and then to the sums secured by his Security Instrument. 21. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security unent without charge to Borrower. Borrower shall pay any recordation costs. 22. Web'rd of Homestead. Borrower waives all right of homestead exemption in the Property. 23. Riders' this Security Instrument. If one or more riders are executed by Borrower and recorded together with recurrity Instrument, the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security unent. (Check applicable box(es)) 24. Adjustable Rate Rider 35. Condominium Rider 36. Condominium Rider 37. Adjustable Rate Rider 38. Condominium Rider 39. SIGNING BELOW. Borrower accepts and agrees to the derms and covenants contained in this Security unent and in any rider(s) executed by Jorry wer and recorded within the payment of the payme		
20. Lender in Possession. Upon acceleration under paragraph 19 or abandonment of the Property and at any time prior to the expiration of any period of redemption following judicial sale. Lender (in person, by agent or by judicially appointed receiver) shall be entitled to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. Any rents collected by Lender or the receiver shall be applied first to payment of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorneys 'fees, and then to the sums secured by this Security Instrument, Lender shall release this Security Instrument, Lender shall release this Security Instrument without charge to Borrower. Borrower shall pay any recordation costs. 22. We's ve's flowestead, Borrower waives all right of homestead exemption in the Property. 23. Riders' or this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the coverains and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument. [Check applicable box(es)] XX Adjustable Rate Rider XX Condominium Rider Planned Unit Development Rider Planned Unit Development Rider Planned Unit Development Rider Scall BY SIGNING BELOW, Borrower accepts and agrees to the Jerms and covenants contained in this Security Instrument and in any rider(s) executed by Jorrower and recorded with it. (Seal) BORTIA J. KANY JUDY MIHAVICS COLDWELL BARKER RESIDENTIAL MORTGAGE SERVICES, INC. 1211 W. 22nd STREET, SUITE 727 OAK BROOK, ILLINOIS 60521			
THIS INSTRUMENT WAS PREPARED BY			
JUDY MIHAVICS COLDWELL BANKER RESIDENTIAL MORTGAGE SERVICES, INC. 1211 W. 22nd STREET, SUITE 727	75	Clari	
		4	
State of Illinois, Cook	County s	1.0	
I, TḤE UNDERSIG	NED , a Not	ary Public in and i	or sa'd county and state,
do hereby certify that GLORIA	J. KANE, DIVORCED AND	NOT SINCE REMA	ARRIED
			· · · · · · · · · · · · · · · · · · ·
scribed to the foregoing instrument, appe	ared before me this day in	person, and ackn	owledged that he
signed and delivered the said instrument a	ısHER	nd voluntary act, f	or the uses and purposes
therein set forth.			
. Given under my hand and official seal,	this 20TH DAY OF A	ichżi ¹⁹ .8	5
My Commission expires: 5-3-86			(. .

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2001	AllClict	95
and is incorporated into and shall be deemed to amend and supp "Security Instrument") of the same date given by the undersigned BANKER RESIDENTIAL MORTGAGE SERVICES, IN	(the "Borrower") to secure Borrower's Note C., A CALIFORNIA CORPORATION (t	ity Deed (the COLDWELL of Conduction COLDWELL of Conduction Coldwell of Conduction Coldwell of Coldwel
of the same date and covering the Property described in the Securi 646 WHALOM LANE, SCHAUMBURG, IL	ty Instrument and located at: 60194 iress	
The Property includes a unit in, together with an undivided int	erest in the common elements of, a condomi	nium project
WEATHERSFIELD NORTH CONDOMINIU	M	
(the "Condominium Project"). If the owners association or of "Owners Association") holds title to property for the benefit cincludes Borrower's interest in the Owners Association and the us	her entity which acts for the Condominium or use of its members or shareholders, the I ses, proceeds and benefits of Borrower's interes	Property also st.
CONDOMINION COVENANTS. In addition to the coven	unts and agreements made in the Security	Instrument,
Borrower and Le for Jurther covenant and agree as follows: A. Condomin am Obligations. Borrower shall perform	all of Borrower's obligations under the C	ondominium
Project's Constituent Footuments. The "Constituent Document creates the Condominium [10]ect; (ii) by-laws; (iii) code of regula	s" are the: (i) Declaration or any other docutions; and (iv) other equivalent documents. B	ument which
promptly pay, when due, all all all and assessments imposed pursua B. Hazard Insurance So long as the Owners Association "master" or "blanket" policy on the Condominium Project whi	n maintains, with a generally accepted insura	nce carrier, a
coverage in the amounts, for the periods, and against the haza	erds Lender requires, including fire and haza	irds included
within the term "extended coverage," then: (i) Lender waives the provision in Uniform Coven	ant 2 for the monthly payment to Lender of o	ne-twelfth of 😽
the yearly premium installments for hazard insurance on the Proj (ii) Borrower's obligation under Uni orm Covenar	perty; and it 5 to maintain hazard insurance coverage on	the Property
s deemed satisfied to the extent that the required coverage is prov Borrower shall give Lender prompt notice of ray lapse in r	ided by the Owners Association policy.	· · · t
In the event of a distribution of hazard insurance proce	eds in lieu of restoration or repair following	a loss to the
Property, whether to the unit or to common elements, f., proceed to Lender for application to the sums secured by the Lecurity	eeds payable to Borrower are hereby assigned Instrument, with any excess paid to Borrowe	l and shall be 🦯 r.
C. Public Liability Insurance. Borrower shall take such Association maintains a public liability insurance policy acceptate.	ie in form, amount, and extent of coverage to l	Lender.
D. Condemnation. The proceeds of any award or claim feonnection 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 he shall be applied by Lender to the sums secured by the Security Ins	trument as provided in Uniform Covenant 9.	
E. Lender's Prior Consent, Borrower shall not, exceptionsent, either partition or subdivide the Property or consent to:		
(i) the abandonment or termination of the Conde required by law in the case of substantial destruction by fire or o		
eminent domain; (ii) any amendment to any provision of the Constit	uent Documents if the provision is for the exp	ress benefit of
Lender: (iii) termination of professional management and a	assumption of self-managemant of the Owners	Association;
or (iv) any action which would have the effect of rend	lering the public liability insurance co to rage n	naintained by
the Owners Association unacceptable to Lender. F. Remedies, If Borrower does not pay condominium do	tes and assessments when due, then Lender m	nay pay them.
Any amounts disbursed by Lender under this paragraph F shall be Instrument. Unless Borrower and Lender agree to other terms of disbursement at the Note rate and shall be payable, with interest,	pecome additional debt of Borrower secured by payment, these amounts shall bear interest for	y the Security on the date of
By Signing Below, Borrower accepts and agrees to the terms at	nd provisions contained in this Condominium	Rider.
·	Jan Jones	
	Hlaund-Ka	ue (Seal)
	GLORIA J. KANE	Borrower
		(Seal)
	,	-Borrower

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Property of Cook County Clerk's Office

 $\mathcal{L} = \{ x \in \mathcal{L} \mid x \in \mathcal{L} \text{ in } x$

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ADJUSTABLE RATE LOAN BIDER

NOTICE: The Security Instrument secures a Note win the interest rate will result in higher payments. De-			
		nd is incorporated into and shall be deemed	
to amend and supplement the Morigage, Deed of Tri	t, or Deed to secure Debt (the "Secur	ic; instrument") of the same date given by	
the undersigned (the "Borrower") to secure Borrowe		R RESIDENTIAL MORTCAGE	
SERVICES, INC., A CALIFORNIA CO (the "Lunder") of the same date (the "Note") and o		ecurity Institutes and Incored at	
	M LANE, SCHAUMBURG, IL-6		
	Property Address		
MODIFICATIONS, in addition to the covenants an	agreements made in the Security in	strument. Borrower and Lender further	
Covenant and stree as follows:			
4. Taranas Data and Manthly was none Changes			
A. Interest Rate and Monthly rayment Changes The Note has an "Initial Interest Late" of	.50 The Note interest rate may be	ireressed or decreased on the FIRST	
day of the month beginning on SEPT	MBER 1, 19 86 and	increased or decreased on the FIRST on that day of the month every 12	
month(s) thereafter.			
Changes in the interest rate are governed by chan box to indicate index.)	s in an interest rate index called the	'Index". The index is the: [Check one	
		•	
(1) The weekly average yield on United Sta	s Frowury securities adjusted to a cor	stant maturity of one year, as made avail-	
able by the Federal Reserve Board.	will the laterest sale by increased two	cycressed more than FIVE AND FORTY F	IVE/100
points (5.45 %) from the Initial	ਾਅਸ਼ਾ the interval rate of increaseojਰਨੂ ate of Intere t.	characted mote tuen	Ω
Before each Change Date the Note Hold	will calculate the pow interest rate b	y adding TWO AND ONE HAL Bercentage	G G
points (2.5 %) to the Current li	ex. However, the rate of interest that	is required to be paid shall never be in-	\sim
creased or decreased on any single Chan rate of interest currently being paid.	Date by more than Two perce	ntage points (2.0 %) from the	243
tate of inverest carrently being paid.			~
(2) - Other:			812
			2
	·		
If the interest rate changes, the amount of Borro	er's monthly payments will change as	provided in the Note. Increases in the	•
interest rate will result in higher payments. Decre	es in the interest rate will result in lo	wer payments.	:
B. Loan Changes	,	///>	
It could be that the loan secured by the Security			•
interpreted so that the interest or other loan char- limits. If this is the case, then: (A) any such loan			
mitted limit; and (B) any sums already collected	om Borrower which exceeded permitt	ed limits will be refunded to Borrower.	α
Lender may choose to make this refund by reduc	g the principal owen under the Hote (or by making a direct payment to borrower.	\mathfrak{S}
C. Prior Liens If Lender determines that all or any part of the st	as convend by this Society Instrumen	three subject to a lien which has priority	167 27.3
over this Security Instrument, Lender may send !	rrower a notice identifying that lien.	Borrower shall promptly act with regard	67
to that lien as provided in paragraph 4 of the Sec Lender subordinating that lien to this Security In	ity Instrument or shall promptly secu	re an agreement in a form satisfactory to	~;
	toment,	•	77
D. Transfer of the Property If there is a transfer of the Property subject to po	igraph 17 of the Society Instrument	Londar may require (1) an increase in the	W
current Note interest rate, or (2) an increase in (c	removal of) the limit on the amount.	of any one interest rate change (if there	
is a limit), or (3) a change in the Base Index figure provided in paragraph 17.	or all of these, as a englition of Leni	ler's walving the option to accelerate	
provided in paragraph 11.	· 47,	WW >	,
By signing this, Borrower agrees to all of the above.	_ Hloren	Mane (Seal)	
*If more than one box is checked or if no box is abserved	GLORIA J.	KANE - Borrower	
and Lender and Borrower do not otherwise agree in writin		(Seal)	

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