

CONDOMINIUM RIDER

THIS CONDOMINIUM RIDER is made this 13th day of AUGUST, 1986, 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 IRVING FEDERAL SAVINGS AND LOAN ASSOCIATION (the "Lender") of the same date and covering the Property described in the Security Instrument and located at: 4196-A Cove Lane, Glenview, Illinois, 60025

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

(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.

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

A. Condominium Obligations. Borrower shall perform all of Borrower's obligations under the Condominium Project's Constituent Documents. The "Constituent Documents" are the: (i) Declaration or any other document which creates the Condominium Project; (ii) by-laws; (iii) code of regulations; and (iv) other equivalent documents. Borrower shall promptly pay, when due, all dues and assessments imposed pursuant to the Constituent Documents.

B. Hazard Insurance. So long 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 insurance 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 of any lapse in required hazard insurance coverage. In the event of a distribution of hazard insurance proceeds in lieu of restoration or repair following a loss to the Property, whether to the unit or to common elements, any proceeds payable to Borrower are hereby assigned and shall be paid to Lender for application to the sums secured by the Security 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 acceptable in form, amount, and extent of coverage to Lender.

D. Condemnation. The proceeds of any award or claim for damages, 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 assigned and shall be paid to Lender. Such proceeds shall be applied by Lender to the sums secured by the Security Instrument as provided 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; or
(iv) any action which would have the effect of rendering the public liability insurance coverage 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 by 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.

[Signature] (Seal) Borrower

[Signature] (Seal) Borrower

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86495059

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

11/11/2011

UNOFFICIAL COPY

RELEASE DEED

86495060

KNOW ALL MEN BY THESE PRESENTS, That the MARQUETTE NATIONAL BANK, a National Banking Association, existing under the laws of the United States of America, in consideration of one dollar, and other good and valuable considerations, the receipt whereof is hereby acknowledged, does hereby release, convey and quit-claim unto

FRANK & BEATRICE LEBEDA

heirs, legal representatives and assigns, all the right, title, interest, claim, or demand whatsoever it may have acquired in, through or by a certain mortgage bearing date the 15th day of September A.D. 19 73 and recorded in the Recorder's Office of Cook County, in the State of Illinois, as Document Number 22481149 to the premises therein described situated in the County of Cook, State of Illinois, as follows, to-wit:

Lot 23 in Block 3 of Markleys Marquette Park Gardens, a Subdivision in the East Half of the North East Quarter of the North West Quarter of Section 26, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 19-26-113-018  
COMMONLY KNOWN AS: 7251 S. Lawndale, Chicago, Ill. 60629

B10075

together with all the appurtenances and privileges thereunto belonging or appertaining.

IN WITNESS WHEREOF, Said MARQUETTE NATIONAL BANK, has caused these presents to be signed by its Vice-President, and attested by its Assistant Secretary, and its corporate seal to be hereto affixed, this 7th day of April 19 86

Prepared By: KAY E. BEMBENEK  
MARQUETTE NATIONAL BANK  
6316 South Western Avenue  
CHICAGO, ILLINOIS 60636

MARQUETTE NATIONAL BANK

By [Signature] Vice-President

Attest [Signature] Assistant Secretary



For the protection of the owner, this release shall be filed with the recorder of deeds in whose office the mortgage or deed of trust was filed.

STATE OF ILLINOIS }  
COUNTY OF COOK } SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that the above named Vice President and Assistant Secretary of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument as such officers of said Bank and caused the seal of said Bank to be thereunto affixed, as their free and voluntary act and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 7th day of April 19 86  
[Signature]  
Notary Public

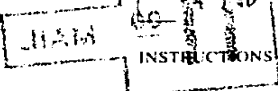
FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE  
DESCRIBED PROPERTY HERE

7251 South Lawndale  
Chicago, Illinois 60629

FOR RECORDERS USE ONLY

DELIVERY

NAME: FRANK Lebeda  
STREET: 7251 S. Lawndale  
CITY: Chicago, Ill. 60629



OR

RECORDER'S OFFICE BOX NUMBER \_\_\_\_\_

86495060

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

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DEPT-91 RECORDING \$11.25  
TR#444 TRAN 0409 10/23/84 14:03:00  
#8391 # D \*34-495060  
COOK COUNTY RECORDER

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