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MORTGAGE

209661-7

THIS MORTGAGE ("Security Instrument") is given on MARCH 21
19 86 The mortgagor is LOUIS D. GARGANO AND JOAN E. GARGANO, HUSBAND AND WIFE

("Borrower"). This Security Instrument is given to THE TALMAN HOME FEDERAL SAVINGS AND LOAN ASSOCIATION OF ILLINOIS

which is organized and existing under the laws of THE UNITED STATES OF AMERICA and whose address is 42 42 NORTH HARLEN

NORRIDGE, ILLINOIS 60634

("Lender").

Borrower owes Lender the principal and no/100---

Dollars (U.S. \$ 28,900.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrume 4 ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on APRIL This Security Instrument secures to Lender: (a) the repayment of the debt. e' idenced 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 Borrov of security and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgige, grant and convey to Lender the following described property

COOK

LOT 11-109 AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): THE WEST 1020.00 FEET OF SOUTH 53 ACRES OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY MAYNOOD PROVISO STATE BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 21, 1)80 AND KNOWN AS TRUST NUMBER 5393, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 25685770 TOGETHER WITH AN UNDIVIDED .28890 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND PLAT OF SURVEY.) AMENDED AS DOCUMENT 25705168.

03-24-202-026-1335

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which has the address of

836 OLD WILLOW ROAD-UNIT 11-109 PROSPECT HEIGHTS

{Cit

Willelf Han the address o

60070

("Property Address");

(Streat)

Illinois

(Zip Code)

TOOETHER 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.

Form 3014 12/83

NON-Unitorm Covenants. Borrower and Lender further covenant and agree as follows:

19. Acceleration; Remedies, Lender shall give notice to Borrower prior to acceleration tollowing 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 must be cured; and the than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (h) that call in acceleration of the sum sand (h) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sum secured by this Security Instrument, foreclosure by judicial proceeding and asle of the Property. The notice shall further inform Borrower of the right to reinstee after acceleration and the right to assert in the foreclosure proceeding the existence of a default or reinstea after acceleration and the right to reinsteness of Borrower to acceleration and foreclosure. If the default is not cured on or existence of a default to reinsteness of Borrower to acceleration and foreclosure. If the default is not cured on or before the default of any other difference of Borrower to acceleration and foreclosure. If the default is not cured on or before the acceleration and precious the default by judicial proceeding the sacurity Instrument without further demand and may foreclose this Security Instrument by Judicial proceeding the secured by including, 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 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 costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorievs' fees, and then to the sums secured by this Security Instrument.

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	-Bottower	OUIS D. GARG	1		
	(Scal)	DIG ma			
	0			Estupoxo (e)nobin any rider(e) executati	
	BY SIGNING BELOW, Bottower accepts and agrees to the terms and covenants contained in this Security				
				<i>'\(\Pi\)</i>	
				Other(a) [apecify]	
		Sevelopment Rider	I ninU bennal [☐ Oraduated Pymant Rider	
•	-2-4 Family Rider	Rider	muinimobno 🕮	Instrument. [Check roplicable box(ca)] [XXAdjustable Arite Rider	
	receiver's bonds and reasonable attorneys' fees, and then to the aums secured by this Security Instrument. 21. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument without charge to Borrow er. Borrower shall pay any recordation costs. 23. Walver of Homestead. Borrow er 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 with this Security in the Organization and shall amend and shall amend and shall amend and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security shall amend and supplement the covenants of this Security Instrument as if the rider(s) were a part of this Security				
	the second terms of the se				

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County ss:

SZH\ONADRAD

a Notary Public in and for said county and state,

do hereby certify that LOUIS .2. GARGANO AND JOAN E. GARGANO, HUSIAND AND WIFE

BEAG (a) whose name to be the same person(s) whose name(s).

subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that T he T

signed and delivered the said instrument as THEIR free and voluntary net, for the uses and purposes therein

Given under my hand and of icial scal, this

My Commission expires:

My Commission expires:

MARY LOU RAPPAPORT

ARLINGTON HEIGHTS,

set forth.

Ί,

STATE OF ILLINOIS,

ROK 130.

HOK THE TALMAN HOME FEDERAL SAVINGS AND LOAN ASSOCIATION OF ILLINOIS

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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 sattle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is path crized 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 he monthly payments referred to in paragraphs 1 and 2 or change the amount of such payments.

10. Borrower N.t. leleased; Forbearance By Lender Not a Walver. Extension of the time for payment or

modification of amortizatio, of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not or crate 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 amortization 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 Boura; Joint and Several Liability; Co-signers. The covenants and agreements of this Security Instrument shall bind and benefly the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 17. Borrower's covenants and a reements 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 interior or other loan charges collected or to be collected in connection with the loan exceed the permitted limits, then: () any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any so as already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If 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 of 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 test ament and may invoke any remedies permitted by paragraph 19. If Lender exercises this option, Lender shall take the superspecified in the second paragraph of

paragraph 17.

14. Notices. Any notice to Borrower provided for in this Security Instrument simil 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 florrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.

15. Governing Law; Severability. This Security Instrument shall be governed by federal any and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Las rument 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 Instantent and the

Note are declared to be severable.

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

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 Lander may tuke action under this paragraph? Lender does not have to do so.
Any amounts disbursed by Lender under this paragraph? shall become additional debt of Borrower secured by this

instrument, appearing in court, pays is 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 fien which has priority over this Security regulations), then Lender may do ant. pay for whatever is necessary to protect the value of the Property and Lender's rights covenants 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 bankruptcy, probate, for condemnation or to enforce laws or regularions). If Borrower fails to perform the 7. Protection of Lender's Elights in the Property; Mortgage Insurance.

rectific shall not merge unless Lender agrees to the merger in writing.

6. Preservation and Mainter ance of Property; Leaseholds. Borrower shall not destroy, damage or substantially change the Property, allow the Property to deteriorate or commit waste. If this Security Instrument is on a leasehold. 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. postpone the date of the monthly payments referred to in paragraphs I and 2 or change the amount of the payments under paragraph 19 the Property is acquired by Lender, Borrower's right to any insurance policies and proceeds resulting from damage to the Property prior to the acquisition shall pass to Lender to the extent of the secured by this Security

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall 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 Ost ay period will begin Borrower abandons the Property, or does not answer within 30 days a notice from Lender 15 at 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 of the Property damaged, if the resteration or repair is economically feasible and Lender's security is not lessened. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair

carrier and Lender, Lender may make proof of loss if not made promptly by Borto ver-

all receipts of paid premiums and renewal notices. In the event of loss, Borrower, shall give prompt notice to the insurance Lender shall have the right to hold the policies and renewals. If Lender reautes, Borrower shall promptly give to Lender '

All insurance policies and retrewals shall be acceptable to Lender and shall include a standard mortgage clause.

unreasonably withheld.

insurance carrier providing the insurance shall be chosen by Borrow, explicet to Lender's approval which shall not be insured against loss by fire, hazards included within the term "extented against loss by fire, hazards included within the term "extented against loss by fire, hazards included within the term "extented and for the periods that Lender requires. The requires insurance. This insurance shall be maintained in the arguing and for the periods that Lender requires. The

5. Hazard Insurance. Borrower shall keep the imprevenents now existing or hereafter erected on the Property

of the giving of notice.

the Property is subject to a lien which may attain prioning over this Security Instrument, Lender may give Borrower a notice identifying the lien. Borrower shall satisfy the lien or also or more of the actions set forth above within 10 days agreement satisfactory to Lender subordinating the her, to this Security Instrument. If Lender determines that any part of Borrowers and promptly disc rarge and lien which has priority over this Security Instrument unless Borrowers (a) Borrowers and the payment of the obligation ceuted 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 prevent the enforcement of the lien or forfeiture of any part of the Property; or (c) secures from the holder of the lien an prevent the enforcement of the lien or forfeiture of any part of the secures from the solder of the lien and prevent the enforcement of the lien are the secures from the solder of the lien and prevent the enforcement of the lien or forfeiture of any part of the secures from the solder of the lien and prevent the enforcement of the lien are the secures from the lien are the sales and part of the secures from the secures from the lien are the sales and part of the secures from the secures from the lien are the sales and part of the secures from the secures from the lien are the sales and the secures from the lien are the sales are the secures from the lien are the sales are the secures from the lien are the sales are

receipts evidencing the payments.

pay them on time directly to the pera it, twed 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 Borrower shall pay these obligations of the manner provided in paragraph 2, or if not paid in that manner, Borrower shall Property which may attain prior to your this Security Instrument, and leaschold payments or ground rents, if any. Derrowse shall pay all taxes, assessments, charges, fines and impositions attributable to the 4. Charges; Liens.

3. Application of P-syments. Unless applicable law provides otherwise, all payments received by Lender under under paragraphs I and 2 shall be applied: first, to late charges due under the Mote; second, to prepayment charges due under the Mote; third, to amounts payable ander paragraph 2; fourth, to interest due; and last, to principal due.

application as a cred to sainst the sun a secured by this Security Instrument.

any Funds held by Lender. If under t aragraph 19 the Property is sold or acquired by Lender, Lender shall apply, no later than immediately p. 10. to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of Upon he ment in full of all at me secured by this Security Instrument, Lender shall promptly refund to Botrower

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

the due dates of the escrow items, shall exceed the amount required to pay the escrow items when due, thu excess shall be, 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 If the amount of the Funds held by Lender, together with the future monthly payments of Funds payable prior to

this Security Instrument.

requires interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds and the 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 the Source of Article and debit to the Funds was made. The Funds are pledged as additional security for the sums secured by the Source of Article and debit to the Funds was made. The Funds are pledged as additional security for the sums secured by the Source of Article and debit to the Funds was made. The Funds are pledged as additional security for the Sums are pledged as additional security for the Funds was made. Lender may agree in writing that interest shall be paid on the Funds. Unless an agreement is made or applicable law conder pays Borrower interest on it e 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. Lender may not charge for holding and applying the Funds, analyzing the account or verifying the escrow items, unless lands may not charge for holding and applying the Funds, analyzing the account or verifying the escrow items, unless lands may be controlled in the first may not charge for holding and applying the Funds, analyzing the account or verifying the escrow items,

The Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a federal to

basis of current data and reasonable estimates of future escrow items. one-twelfth of: (a) yearly taxes and assessments which may attain priority over this Security Instrument; (b) yearly leasenoid payments or ground rent- on the Property, if any; (c) yearly hazard insurance premiums; if any. These items are called "escrow items." Lender may estimate the Funds due on the mortgage insurance premiums, if any. These items are called "escrow items." Lender may estimate the Funds due on the basis of cuttent data and reasonable advances. 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

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

1. Payment of Principal and Interest; Prepayment and Late Charges. Borrower shall promptly pay when discipliniterest on the date dusteneed by the Mote and any prepayment and late charges due under the Mote. Borrower shall promptly pay when due



ADJUSTABLE RATE RIDER

209661-7

... (Seal)

_ (Seal) -

THIS ADJUSTABLE RATE RIDER is made this 21 STMay of MARCH 19 86 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 Adjustable Rate Note (the "Note") to THE TALMAN HOME FEDERAL SAVINGS AND (the "Lender") of the same date and covering the property described in the Security Instrument and located at: LOAN ASSOCIATION OF ILLINOIS	2
836 OLD WILLOW ROAD-UNIT 11-109, PROSPECT HEIGHTS, ILLINOIS 60070	-
THE NOTE CONTAINS PROVISIONS ALLOWING FOR CHANGES IN THE INTEREST RATE AND THE MONTHLY PAYMENT, IF THE INTEREST RATE INCREASES, THE BORROWER'S MONTHLY PAYMENTS WILL BE HIGHER, IF THE INTEREST RATE DECREASES, THE BORROWER'S MONTHLY PAYMENTS WILL BE LOWER.	
Additional Covenants. In addition to the covenants and agreements made in the Security Instruments, Borrower and Lender further covenant and agree as follows: A. INTERES'S FATE AND MONTHLY PAYMENT CHANGES The Note provides for the initial interest rate of	
(A) Change Dates The interest rate I will only may change on the first day of APRIL 19 82, and on that day every the month thereafter day i date on which my interest rate could change is called a "Change Date."	,
(B) The Index Beginning with the first Change Date, my interest rate will be based on an Index. The "Index" is the:	
Quarterly National Cost of Fund's to FSLIC-Insured Savings and Loan Associations, as made available by the Federal Home Loan Bank Board.	
Weekly average yield on United States Treasury securities adjusted to a constant maturity of Kyear, as made available by the Federal Reserve Board.	
The most recent Index figure available as of the Cate 45 days before each Change Date is called the "Current Index." If the Index is no longer available, the Note Holder will choose a new oldex which is based upon comparable information. The Note Holder will give me notice of this choice.	1
(C) Calculation of Changes	
Before each Change Date, the Note Holder will calculate my new in cost rate by adding THREE & ONE FOURTBercent age points (3_250%) to the Current Index. The Note Holder will then round the result of this addition to the nearest one-eighth of one percentage point (0.125%). This rounded amount will be my p winterest rate until the next change date; provided, however that the interest rate shall never be changed by more than2_003 from the interest rate which was in effect immediately prio to such change and provided further that the interest rate payable at any tirde juring the term of this loan shall never be higher than	r
The Note Holder will then determine the amount of the monthly payment that would be sufficient to repay the principal I an expected to owe at the Change Date in full on the maturity date at my new interestrate in substantially equal payments. The result of this calculation will be the new amount of my monthly payment.	1
(D) Effective Date of Changes	
My new interest rate will become effective on each Change Date. I will pay the amount of my monthly payment beginning on the first monthly payment date after the Change Date until the amount of my monthly payment changes again.	ļ
(E) Notice of Changes The Note Holder will deliver or mail to me a notice of any changes in my interest rate and (b) amount of my monthly payment before the effective date of any change. The notice will include information required by law to be giver, me and also the title and telephone number of a person who will answer any question I may have regarding the notice.	(-
B. TRANSFER OF THE PROPERTY OR A BENEFICIAL INTEREST IN 3CRROWER	
Uniform Covenant 17 of the Security Instrument is amended to read as follows:	
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 of 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. Lender also shall not exercise this option if: (a) Borrower causes to be submitted to Lender information required by Lender to evaluate the intended transferce as if a new loan were being made to the transferce; and (b) Lender reasonably determines that Lender's security will not be impaired by the loan assumption and that the risk of a breach of any covenant or agreement in this Security Instrument is acceptable to Lender.	r r e y
	S S S
If Lender exercises the option to require immediate payment in full, 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.	_
BY SIGNING BELOW, Borrower accepts and agrees 19 the terms and coveragits contained in this Adjustable Rate Rider.	نت

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Property of Cook County Clerk's Office

RECORD AND RETIRN TO:
BOX 130
THE TALMAN HOME PEDERAL SAVINGS AND LOAN ASSOCIATION OF ILLINOIS
ARLINGTON HEIGHTS, ILLINOIS 60005
ATTN: MARY LOU RAPPAPORT
ATTN: MARY LOU RAPPAPORT

THIS CONDOMINIUM RIDER is made this day of THIS CONDOMINIUM RIDER is made this 21 gr day of MARCH , 19 86 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 HALANORS of the same date and covering the Property described in the Security Instrument and located at:

836 OLD WILLOW ROAD-UNIT 11-109, PROSPECT HEIGHTS, ILLINOIS 60070 [Property Address]

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

MAR RUE COURTS

[Name of Condominion Project]

(the "Condominium Project"). If the owners association or other entity which nets 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 Legact orther covenant and agree as follows:

- A. Condominion Obligations. Borrower shall perform all of Borrower's obligations under the Condominium Project's Constituent Pocuments. 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 com 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 or 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," there
- (i) Lender waives the procision 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 Unit irm 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 a v 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, ray 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 acceptue en form, amount, and extent of coverage to Lender.
- D. Condemnation. The proceeds of any award or claim for armages, direct or consequential, payable to Borrower in connection with any condemnation or other taking of all or any parts 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 is provided in Uniform Covenant 9.
- E. Lender's Prior Consent. Borrower shall not, except after notice to 1 ender 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 easualty 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 coverage maintained by the Owners Association unacceptable to Lender.
- F. Remedies. If Borrower does not pay condominium dues and assessments when due, then Legac, 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 kon 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.

03-24-202-026-1335

RECORD AND RETURN TO :

BOX 130

ZAID · 8

or

THE TALMAN HOME FEDERAL SAVINGS AND LOAN ASSOCIATION OF ILLINOIS

908 ALGONQUIN ROAD

ARLINGTON HEIGHTS, ILLINOIS 60005

ATTN : MARY LOU RAPPAPORT

LOUIS D. GARGANO

 $(x_1, \dots, x_{n-1}, \dots, x_n) = (x_1, \dots, x_n) + (x_1, \dots, x_n) +$

Property of Cook County Clerk's Office