86149281

[Space Above This Line For Recording Data]

### **MORTGAGE**

211455-1

THIS MORTGAGE ("Security Instrument") is given on APRIL 15

1986 The mortgagor is THOMAS J. BLAKE AND LILY J. BLAKE, HUSBAND AND WIFE

("Borrower"). This security Instrument is given 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 4242 NORTH HARLEM NORRIDGE, ILLINOIS 60634

Borrower owes Lender the principal sum of

THIRTY ONE THOUSAND AND NO/100--
Dollard (U.S.\$ 31,000.00 ). This debt is evidenced by Borrower's note

dated the same date as this Security Instrument "Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable onMAY 1, 2001 This Security Instrument secures to Lender: (a) the repayment of the dobt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, vith 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 does hereby mor gage, grant and convey to Lender the following described property

located in

COOK

23-23-220-021-1053 & County, Illinois:

PARCEL 1: UNIT 30-A TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN TIMBERS IN PALOS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 22647270. IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSTIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COLUMN ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS AND EBRESS FOR THE BENER IT OF PARCEL 1: AS SET FORTH AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 22647269.

PARCEL 3: PERPETUAL AND EXCLUSIVE USE OF PARKING EPACE AND STORAGE AREA DESIGNATED AS 30-A-BS AS SET FORTH AND TEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 22647

which has the address of 11215 COTTONWOOD DRIVE

PALOS HILLS

Illinois

60465 [Zip Code] ("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

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.

ATTENTION: OPE LAWN, 4140 MEST GRE TAINEN HOME FEDERAL SAVINGS AND LOAN ASSOCIATION OF ILLINOIS UEL XOE квсоко мир RETURN TO: IF' OAK LAWN. 60453 DOPOKES IMPREKI PREPARED BY: My Commission expires: 78 61' Given under my hand and official seal, this set torth. free and voluntary act, for the uses and purposes therein THEIR as insmurtani biae off borovilob bas bongia subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that T her · personally known to me to be the same person(s) whose name(c) 人民民 do hereby certify that THOMAS J. BLAKE AND LILY J. BLAKE, HUSBAND AND WIFE a Notary Public in and In 1216 county and state, County 55: STATE OF ILLINOIS, MOTION. 1\$2222 18AN 0127 04/17/86 09:54:00 1\$2222 18AN 0127 04/17/86 09:54:00 00.41\$ HIR MILE HOLLON (Seal) AMOHT (1892) Instrument and in any rider(s) executed or Borrower and recorded with it. BY SIGNING BELOW, Borrough accepts and agrees to the terms and covenants contained in this Security Other(s) [specify] ☐ Planned Unit Development Rider Graduated Pavr.ent Rider 🔲 2-4 Family Rider XX Condominium Rider Adjustatu. Fate Rider Instrument. [Checl. arplicable box(es)] supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security this Security livitument, the covenants and agreements of each such rider shall be incorporated into and shall amend and

23, Ridays to this Security Instrument. If one or more riders are executed by Borrower and recorded together with

21. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security

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 prior to the expiration of any period of redemption following judicial sale, Lender (in person, by agent or by judicially

this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. 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 time

before the date specified in the notice, Lender at its option may require immediate payment in full of all aums secured by existence of a default or any other defense of Borrower to acceleration and foreclosure, If the default is not cured on or

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 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 security in the foreclosure proceeding the non-inform Borrower of the right to reinstate after acceleration and the right is the right to reinstate after acceleration and the right to reinstate after acceleration and the right is the right to reinstate after acceleration and the right is the right to reinstate after acceleration and the right is respect to the right and r

unless applicable law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under paragraphs 13 and 17 19. Acceleration; Remedics. Leader shall give notice to Borrower prior to acceleration following Borrower's

Waiver of Homestead. Borrower waives all right of homestead exemption in the Property.

receiver's bonds and reasonable attorneys' fees, and then to the sums secured by this Security Instrument.

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

Instrument without charge to Borrower. Borrower shall pay any recordation costs.

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's a ithorized 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 cate of the monthly payments referred to in paragraphs 1 and 2 or change the amount of such payments.

10. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortize ion 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 ar ortization 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 of und; Joint and Several Liability; Co-signers. The covenants and agreements of this Security Instrument shall bind and ber on the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 17. Borrower's covenants an lagreements 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 gard 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 or other loan charges collected or to be collected in connection with the loan exceed the permitted limits, there: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums 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 or expiration of applicable laws has the effect of rendering any provision of the Note or this Security Instrument unenforceal le according to its terms, Lender, at its option, may require immediate payment in full of all sums secured by this Security I strument and may invoke any remedies permitted by paragraph 19. If Lender exercises this option, Lender shall take the see as specified in the second paragraph of

paragraph 17

14. Notices. Any notice to Borrower provided for in this Security Instrumer, 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 Leider 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 In the ment 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 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.

149281

## **UNOFFICIAL COPY**

cednesting 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 this paragraph 7 shall become additional debt of Borrower secured by this

Lender may take action under this paragraph 7. Lender does not have to do so. Instrument, 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 Lender's rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation or to enforce laws or fee title shall not merge unless Lender's Rights in the Property; Mortgage Insurance.

7. Protection of Lender's Rights in the Property; Mortgage Insurance.

Covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect

The property of the proceeding that may significantly affect overnants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect

The proceeding that may significantly affect overnants and agreements of the proceeding that may significantly affect overnants and agreements of the proceeding that may significantly affect overnants and agreements of the proceeding that may significantly affect overnants and agreements of the proceeding that may significantly affect overnants and agreements of the proceeding that may significantly affect overnants and agreements of the proceeding that may significantly affect overnants and agreements of the proceeding that may significantly affect overnants and agreements of the proceeding that may be proceeded the proceeding that may be proceeded the proceeding that may be proceeded the proceeding that the proceeding that the proceeding the proceeding that the proceeding the proceeding that the proceeding the p

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; Leaseholds. 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

posipone the due date of the monthly payments referred to in paragraphs I and 2 or change the amount of me payments. If

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal that not extend or when the notice is given.

the Property or to pay sums secured by this Security Instrument, whether or not then due. The 31-d1y period will begin offered to settle a claim, then Lender, may collect the insurance proceeds. Lender may use the proceeds to repair or restore of the Property damaged, if the restoration 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 applied to the sums secured by this Security Instrument, whether or not then due, with an eless paid to Borrower. If Borrower abandons the Property, or does not answer within 30 days a notice from Lender that the insurance carrier has 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 Borrover.

Lender shall have the right to hold the policies and renewals. If Lender requises, Borrower shall promptly give to Lender all treceipts of paid premiums and renewal notices. In the event of loss, Borrower shall give prompt notice to the insurance 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 actoints and for the periods that Lender requires. The 5. Hazard Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extent" deoverage" and any other hazards for which Lender forms of the form of the for

of the giving of notice.

the Property is subject to a lien which may attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Borrower shall satisfy the lien of take or more of the actions set forth above within 10 days agreement satisfactory to Lender subordinating the lies to this Security Instrument. If Lender determines that any part of 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 of the Property; or (c) secures from the holder of the lien an agrees in writing to the payment of the obligation lequred by the lien in a manner acceptable to Lender; (b) contests in good Borrower shall promptly discharge any tier which has priority over this Security instrument unless Borrower: (a)

receipts evidencing the payments. to be paid under this paragraph. If Borrower makes these payments directly, Borrower shall promptly furnish to Lender pay them on time directly to the peraco, wed payment. Borrower shall promptly furnish to Lender all notices of amounts

4. Chargest Liens. Borrewer shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may attain prior by over this Security Instrument, and leasehold payments or ground rents, if any. Borrower shall pay these obligation: In the manner, Borrower shall be performed the property which may these obligations of the manner provided in paragraph 2, or if not paid in that manner, Borrower shall be provided in paragraph of the manner, Borrower shall be provided in paragraph. Note; third, to amounts payalth under paragraph 2, fourth, to interest due; and last, to principal due.

any Funds held by I ender. If under paragraph 19 the Property is sold or acquired by Lender, Lender shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of application as a credit against the sums secured by this Security Instrument.

3. Application of P syments. Unless applicable law provides otherwise, all payments received by Lender under paragraphs I and 2 shalt be sprited: first, to late charges due under the Note; second, to prepayment charges due under the

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower amount necesate to make up the deficiency in one or more payments as required by Lender

amount of the Funds held by Lender is not sufficient to pay the escrow items when due, Borrower shall pay to Lender any at Borrower's option, either promptly repaid to Borrower or credited to Borrower 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,

It the amount of the Funds held by Lender, together with the future monthly payments of Funds payable prior to

this Security Instrument. purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the sums secured by a shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the 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 The Funds agency (including Lender is auch an institution the deposits or which are insured or guaranteed by a federal or state agency (including Lender if Lender is an institution). Lender shall apply the Funds, analyzing the account or verifying the escrow items, unless Lender may not charge for holding and applying the Funds, analyzing the account or verifying the escrow items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Borrower and Lender pays account or verifying the escrow items, unless that a particular interests on the Funds and applicable law permits Lender to make such a charge. Borrower and

basis of current data and reasonable estimates of future escrow items. 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 leasehold payments or ground rents on the Property, if any; (c) yearly hazard insurance premiums; and (d) 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 Mote, until the Mote 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. i. 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:

# UNGEFORMAL EUROP Y213455-1

THIS CONDOMINIUM RIDER is made this 15TH day of APRIL . 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 ILL INOIS (the Lender") of the same date and covering the Property described in the Security Instrument and located at:

#### 11215 COTTONWOOD DRIVE, PALOS HILLS, ILLINOIS 60465

[Property Address]

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

[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.

CONDOM, NI JM 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 dives and assessments imposed pursuant to the Constituent Documents.
- B. Hazard Insurance, so ong as the Owners Association maintains, with a generally accepted insurance carrier, a "master" or "blanket" policy of 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," (no 1:
- (i) Lender waives the program in Uniform Covenant 2 for the monthly payment to Lender of one-twelfth of the yearly premium installments for hazard in survice 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 de mages, 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 as a paid 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 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 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 ρι ovision 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 Lenger 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.

RECORD AND RETURN TO :	Thomas & Blake (Seal)
BOX 130 THE TALMAN HOME FEDERAL SAVINGS AND	THOMAS J. BLAKE Borrower
LOAN ASSOCIATION OF ILLINOIS 4740 WEST 95TH STREET	Vien Blage (Seal)
OAK LAWN, ILLINOIS 60453	LILY J. BLAKE/HIS WIFE .Borrower
ATTN : DOLORES IWANSKI	(Seal)
	-Borrower
	(Scal)
	-Borrower
	(Sign Original Only)

Of

## UNOFFICIAL GOP'

The man for the control of the contr Acres 4 Acres

e in this Property

11:1 to 130 1. 200 15

Ox Coot Colling Clart's to and the second secon

: . 

Burgar Service States of Contract

Professional Communication of the State of the Communication of the Comm The second of th

(연구 회 원 경

(bacal) Set rower (195<del>8</del>)

reworde6 . . . كإرافه مجد

1000 

(SHIP) (PORTING (1946)