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ILLINOIS HOUSING DEVELOPMENT AUTHORITY
SINGLE FAMILY MORTGAGE PURCHASE PROGRAM II
1985 SERIES A 208621-2
MORTGAGE

6197272
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This mortgage is being issued for the purpose of carrying the loan and series of the Illinois Housing Development Authority Real Program as it appears on the Attachment.

This instrument was prepared by
MARY LOU RAPPAFORT
(Name)
ARLINGTON HEIGHTS, IL 60005
(Address)

THIS MORTGAGE is made this 15TH day of FEBRUARY 1986 between the

ADVANTAGE LESTER R. ARNOLD, JR., RAHWEE, IL

(herein Mortgagor) and the Mortgagee

THE TALMAN MORE FEDERAL SAVINGS AND LOAN ASSOCIATION OF ILLINOIS

an association organized and existing under the laws of THE UNITED STATES OF AMERICA

whose address is 4242 NORTH HARLEN,
MORRIDGE, ILLINOIS 60634

(herein Lender)

WHEREAS (Mortgagor) is obligated to Lender in the principal sum of

FIFTY TWO THOUSAND TWO HUNDRED FIFTY AND NO/100--- Dollars

which indebtedness is evidenced by the promissory note dated FEBRUARY 15, 1986 (herein Note 1)

providing for monthly installments of principal and interest with the exception of the indebtedness if not so paid due

to mature on MARCH 1, 2016

LET SECTION 2 of the instrument of the indebtedness referred to by the Note with interest thereon, the payment of all other debts with interest thereon, and all other obligations of the Mortgagor to the Lender and the performance of the covenants and agreements of the Note herein contained, and the repayment of any future indebtedness with interest thereon, made to the Lender by the Mortgagor, and to the Lender, its successors, assigns, and future assigns, hereunder, shall hereby be pledged, mortgaged, granted and conveyed to the Lender as security for the repayment of said property situated in

County of COOK State of ILLINOIS

UNIT NUMBER 1761 IN WEATHERSFIELD LAKE QUADRO HOMES CONDOMINIUM, AS DELINEATED ON PLAT OF SURVEY OF PART OF LOTS 1 AND 2 AND 3 IN WEATHERSFIELD QUADRO HOMES, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THAT CERTAIN DECLARATION ESTABLISHING A PLAN OF CONDOMINIUM OWNERSHIP MADE BY CAMPANELLI, INCORPORATED, AS GRANTOR, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON JANUARY 30, 1973 AS DOCUMENT NUMBER 22203942, TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT OF SAID UNIT AS SET FORTH IN SAID DECLARATION AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

07-21-100-012-1261

which has the address of 1124 QUANSET COURT-UNIT 1761 SCHAUMBURG
ILLINOIS 60194

(herein 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, water rights and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage, and all of the foregoing, together with said property for the leasehold estate if this Mortgage is on a leasehold, are herein referred to as the "Property."

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HP-8
Revised 6/85

ILLINOIS HOUSING DEVELOPMENT AUTHORITY SINGLE MORTGAGE PURCHASE PROGRAM II 1985 SERIES A CONDOMINIUM RIDER 208621-2

THIS CONDOMINIUM RIDER is made this 15TH day of FEBRUARY, 19 86 and is incorporated into and shall be deemed to amend and supplement a Mortgage ("Security Instrument") dated of even date herewith, given by the undersigned ("Borrower") to secure Borrower's Note to

THE TALMAN HOME FEDERAL SAVINGS AND LOAN ASSOCIATION OF ILLINOIS

("Lender") and covering the Property described in the Security Instrument and located at 1124 QUANSET COURT - UNIT 1751, SCHAUMBURG, ILLINOIS 60194

The Property comprises a unit in, together with an undivided interest in the common elements of, a condominium project known as WEATHERSFIELD LAKE ("Condominium Project")

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

A. Assessments. Borrower shall promptly pay, when due, all assessments imposed by the Owners Association or other governing body of the Condominium Project ("Owners Association") pursuant to the provisions of the declaration, by-laws, code of regulations or other constituent document of the Condominium Project

B. Hazard Insurance. So long as the Owners Association maintains a master or "blanket" policy on the Condominium Project which provides insurance coverage against fire, hazards included within the term "extended coverage," and such other hazards as Lender may require, and in such amounts and for such periods as Lender may require, then

(i) Lender waives the provision in Uniform Covenant 2 for the monthly payment to Lender of one-twelfth of the premium installments for hazard insurance on property covered by the Owners Association master policy (This waiver does not apply to hazard insurance covering property which is not subject to coverage under the Owners Association master policy)

(ii) the provisions in Uniform Covenant 5 regarding application of hazard insurance proceeds shall be superseded by any provisions of the declaration, by-laws, code of regulations or other constituent document of the Condominium Project or of applicable law to the extent necessary to avoid a conflict between such provisions and the provisions of Uniform Covenant 5. For any period of time during which such hazard insurance coverage is not maintained, the immediately preceding sentence shall be deemed to have no force or effect. Borrower shall give Lender prompt notice of any lapse in such 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 such proceeds payable to Borrower are hereby assigned and shall be paid to Lender for application to the sums secured by the Security Instrument, with the excess, if any, paid to Borrower

C. Lender's Prior Consent. Borrower shall not, without prior written notice to Lender and Lender's prior written consent, partition or subdivide the Property or consent to

(i) the abandonment or termination of the Condominium Project except for abandonment or termination provided 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 material amendment to the declaration, by-laws or code of regulations of the Owners Association, or equivalent constituent document of the Condominium Project including, but not limited to, any amendment which would change the percentage interests of the unit owners in the Condominium Project, or

(iii) the effectuation of any decision by the Owners Association to terminate professional management and assume self-management of the Condominium Project

D. Remedies. If Borrower breaches any of Borrower's covenants and agreements under the terms of this Condominium Rider, including the covenant to pay when due condominium assessments, then Lender may invoke any remedies provided under the Security Instrument, including, but not limited to, those provided under Uniform Covenant 7

IN WITNESS WHEREOF, Borrower has executed this Condominium Rider:

Lester N. Arnold, Jr.
Borrower

LESTER N. ARNOLD, JR./BACHELOR

Borrower

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Florence E. Urban, a Notary Public in and for said county and state, do hereby certify that LESTER N. ARNOLD, JR., Bachelor personally known to me to be the same (persons) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth

Given under my hand and official seal this 15th day of February, 19 86.

My commission expires February 16, 1987

Florence E. Urban
Notary Public

HP 197212
HP 066682

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RECORD AND RETURN TO:
THE TALMAN HOME FEDERAL SAVINGS AND LOAN ASSOCIATION OF ILLINOIS
908 ALCONQUIN ROAD
ARLINGTON HEIGHTS, ILLINOIS 60005

8606FF82

Property of Cook County Clerk's Office

REPT-01 RECORDING \$15.25
THREE THRU 8519 02-15-86 00 56 00
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REPT-01 RECORDING \$15.25
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