PREPARED BY: M. COZZANI HINSDALE FEDERAL SAVINGS and LOAN P.O. BOX 386 HINSTALE, ILLINOIS

(Space Above This Line For Recording Data)

# MORTGAGE

LOAN # 002-1034249

SEPTEMBER 18 THIS MORTGAGE ("Security Instrument") is given on SEPTEMBER 18

19.87. The mortgagor is MICHAEL J. RYAN. SR. AND PATRICIA J. RYAN. HUSBAND AND WIFE FEDERAL SAVINGS AND LOAN ASSOCIATION

("Borrower"). This Security Instrument is given to HINSDALE

under the laws of Charles UNITED STATES, and whose address is P.O. BOX 386

GRANT SQUARE JINSDALE, IL 60521

Borrower owes Lender to Lend Borrower owes Lender ne principal sum of FIFTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100 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 on ... OCTOBER. 1, ... 2017. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced 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 perform in se of Borrower's covenants and agreements under this Security Instrument and 

THE SOUTH 4 FEET OF LOT 5 AND LOT 6 (EXCEPT THE SOUTH 3 FEET THEREOF) IN THE RESUBDIVISION OF LOT 31 (FICEPT THE SOUTH 10 FEET THEREOF) AND LOTS 32 TO 46 INCLUSIVE IN BLOCK 53 OF PAGE'S SUBDIVISION OF BLOCKS 62 AND 63 OF THE SUBDIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 300 ACRES THEREOF) IN COOK COUNTY; ILLINOIS.

PERMANENT TAX NUMBER: 16-19-230-006. VOL. 1002.

RECORDING \$17.00 TRAN 6347 10/06/87 09.40.00 DEPT-01 RECORDING #3684 # B \*-87-542381 COOK COUNTY RECORDER

which has the address of 1515 S. GUNDERSON BERWYN Illinois 60402-1316 ..... ("Property Address"); (Zip Code)

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



OHONA ALOREM	My Commission expires:  See a summission expires:  My Commission expires:
day of September 19 &7	Given under my hand and official scal, this
Huge 1	ntio tal
Company of the Compan	אולוופת שוות מפונגכנפת יוצר שמית ווופת מוויפות
miniary act, for the uses and purposes therein	
before me this day in person, and acknowledged that he	subscribed to the foregoing instrument, appeared
cown to me to be the same person(s) was sense name(s)	i personally i
A SR AND. PATRICIA. J	do hereby certify that MICHAEL . J BYAA
A Notar Fue lic in and for said county and state,	In Journal 1
Cou nity sa:	STATE OF ILLINOIS, ACCURATE
	ojog exeds]
(Ise2)	
(10-5)	
(ISSZ)———————————————————————————————	
PATRICIA J. RIAN () -Borrower	
MICHAEL J. BARN SR. —Borower	
0 11 00 000	
and agrees to the terms and covenants contained in this Security and recorded with it.	BY SIGNING BELOW, BY COUNTY BY BOTOWE INSTITUTIONS
and the first of the Mark of the Section of the Mark of the Section of the Section of the Mark of the Section The Section of the Section of t	and the second of the second o
	Mother(s) [specify] A DRTGAGE RID
ondominium Rider  anned Unit Development Rider	A PRODUCTION OF THE PROPERTY O
	Instrument, [Checkle, plicable box(cs)]
tents of each such rider shall be incorporated into and shall amend and be Security Instrument as if the rider(s) were a part of this Security	supplements the or whents and agreements of this
ne or more riders are executed by Borrower and recorded together with	23. Rivers to this Security Instrument, 1for
salest pay any teron canoni coses.	Instrument without charge to Borrower. Borrower sixtuments.
cured by this Security Instrument, Lender shall release this Security	ZI, Release, Upon payment of all sums so
then to the sums secured by this Security instrument.	
elected by Lender or the receiver shall be applied first to payment of the	the Property including those past due. Any rents co
rake possession of and manage the Property and to collect the rents of	prior to the expiration of any period of redemption
n under paragraph 19 or abandonment of the Property and at any time	but not limited to, reasonable attorneys' fees and co
irred in pursuing the remedies provided in this paragraph 19, including,	Lender shall be entitled to collect all expenses incu
s option may require immediate payment in full of all sums secured by and may foreclose this Security Instrument by judicial proceeding.	serore the date specimen in the notice, Lender at it this Security Instrument without further demand
rower to acceleration and foreclosure. If the default is not cured on or	existence of a default or any other defense of Borr
y judicial proceeding and sale of the Property. The notice shall further elegation and the right to assert in the foreclosure proceeding the non-	secured by this Security Instrument, foreclosure b
ate the notice is given to Borrower, by which the default must be cured; a the date specified in the notice may result in acceleration of the sums	and (d) that failure to cure the default on or before
piece shall specify; (a) the default; (b) the action required to cure the	uniese applicable law provides otherwise). The no
give notice to Borrower prior to acceleration independing Borrower's ty Instrument (but not prior to acceleration under paragraphs 13 and 17	29. Acceleration; Remedies, Lender shall breach of any covenant or agreement in this Securi

NON-UNIFORM COVENANTS. Bottower and Lender further covenant and agree as follows:



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 of tettle 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 Lende, 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. Borrower No Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization 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 am ordization 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 et.et cise of any right or remedy

11. Successors and Assigns Bound; Joint and Several Liability; Co-signers. The covenants and agreements of this Security Instrument shall bind and beneat to e 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 carms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (2) 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 S curity Instrument is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the intrect or other loan charges collected or to be collected in connection with the loan exceed the permitted limits, then: (2) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) at yours 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.

If enactment or expiration of applicable laws has the effect of 13. Legislation Affecting Lender's Rights. 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 Instrument and may invoke any remedies permitted by paragraph 19. If Lender exercises this option, Lender shall take the transfer in the second paragraph of

paragraph 17.

14. Notices. Any notice to Borrower provided for in this Security Instrument thall 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 Lei der when given as provided in this paragraph.

15. Governing Law; Severability. This Security Instrument shall be governed by federat 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 Institution or the Note which can be given effect without the conflicting provision. To this end the provisions of this Security In trament 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. 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.



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

Lender may take action under this paragraph 7, Lender does not have to do so.

Any amounts disbursed by Lender under this paragraph 7 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 in the Property. Lender's actions may include paying any sums secured by a lien which has priority over this Security Lender's rights in the Property (such as a proceeding in bankrupicy, probate, for condemnation or to enforce laws or regulations), then Lender may do and 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 7. Protection of Lender's Rights in the Property; Mortgage Insurance. If Borrower fails to perform the

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 6. Preservation and Maintenance of Property; Lesseholds. 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 lessehold,

Instrument immediately prior to the acquisition. Unless Logical and Borrower otherwise agree in writing, any application of proceeds to principal hall not extend or proceeds to the monthly payments referred to in paragraphs I and 2 or change the amount of the payments. If 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 sums secured by this Security from damage to the Property prior to the acquisition shall pass to Lender to the extent of the sums secured by this Security

when the notice is given.

offered to settle a claim, then Lender may collect the insurance proceeds. Lender may use the Property or to pay sums secured by this Security Instrument, whether or not then due. The 3 day 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 Lender shall have the right to hold the policies and renewals shall be acceptable to Lender shall include a standard mortgage clause. Lender shall have the right to hold the policies and renewals. If Lender requir 3, Borrower shall promptly give to Lender shall promptly give to Lender shall promptly give to Lender and Lender may make proof of loss if not made promptly by Borrower.

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair 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 is not lessened. If the restoration or repair is not economically leasible or Lender's security may exceed shall be secured by the sume secured by this Security is not lessened. If the secure secure is not economically lessible or Lender's security may exceed shall be secured by the sume secured by this Security less than the new excess shall be secured.

unreasonably withheld.

insurance carrier providing the insurance shall be chosen by Bor ower subject to Lender's approval which shall not be insured against loss by five, hazards included within the term. "F. tended coverage" and any other hazards for which Lender requires. The requires insurance. This insurance shall be maintained in the an ounts and for the periods that Lender requires. The Borrower shall keep the improvements now existing or hereafter erected on the Property .sonerueni brazali

of the giving of notice.

notice identifying the lien. Borrower shall satisfy the lies of the actions set forth above within 10 days 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 agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which may attain prior ty over this Security Instrument, Lender may give Borrower a the Property is subject to a lien which may attain prior ty over this Security Instrument, Lender may give Borrower a agrees in writing to the payment of the obigation secured by the lien in a manner acceptable to Lender; (b) contests in good

Borrower shall promptly discharge at y lien which has priority over this Security Instrument unless Borrower: (a)

receipts evidencing the payments.

io be paid under this paragraph. If How over makes these payments directly, Borrower shall promptly furnish to Lender Borrower shall pay these obligations in the manner provided in paragraph 2, or if not paid in that manner, Borrower shall promptly furnish to Lender all notices of amounts pay them on time directly to the portion owed payment. Borrower shall promptly furnish to Lender all notices of amounts Note; third, to amount, myable under paragraph 2; fourth, to interest due; and tast, to principal due.

• Charges; Liens. Profitower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may attain priority over this Security Instrument, and leasehold payments or ground rents, if any.

Froperty which may attain priority over this Security Instrument, and leasehold payments or ground rents, if any.

Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under the Mole; second, to prepayment charges due under the mole; second charges due under t

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

Upon naviment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds hell to Lender shall apply, no later than immediately refer to the property is sold or acquired by Lender shall apply, no later than immediately the selection of the property is sold or acquired by Lender, Lender shall apply, no later than immediately the selection of the property is sold or acquired by Lender shall apply, no later than immediately the selection of the property is sold or acquired by Lender shall apply, no later than immediately the selection of the property is sold or acquired by Lender shall apply, no later than immediately the selection of the property is sold or acquired by Lender shall apply and the selection of the property is sold or acquired by Lender shall apply, no later than immediately the selection of the property is sold or acquired by Lender shall apply and the selection of the selection

the due dates of the escrow items, shall exceed the amount required to pay the escrow items when due, the 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 inferest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender 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 debits to the Funds made. The Funds are pledged as additional security for the sums secured by Lender may agree in writing that interest shall be paid on the Funds. Unless an agreement is made or applicable law Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Borrower and Lender may not charge for holding and applying the Funds, analyzing the account or verifying the escrow items, unless 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. 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 lessed insurance premiums; and (d) yearly lessed insurance premiums; and (d) yearly to Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") equal to 2. Funds for Taxes and Insurance. Subject to applicable law or to a written waiver by Lender, Borrower shall pay

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:



LOAN NO. 002-1034249

# RIDER

This Rider is made this	EIGHTEENTH	day of _	SEPTEMBER	_, 19_87,
and is incorporated into ar	nd shall be deemed to am	end and supplement	the Mortgage, De	ed of Trust, or
Deed to Secure Debt (the	"Security Instrument") o	of the same date give	n by the undersig	med ("the bor-
rower") to secure Borrowe	r's Note to HINSDALE	FEDERAL SAVING	S and LOAN A	SSOCIATION
				····
(the "Lender") of the same		overing the property	described in the S	Security Instru-
ment and located at151	5 S. GUNDERSON		<del></del>	
BER	WYN. IL 60402-1	316		
	(PROPERT	Y ADDRESS		

If anything contained in this Rider shall be inconsistent in any way with the Security Instrument, the terms and conditions of this Rider shall control.

To more fully define what is meant in paragraph 17 of the Security Instrument concerning transfer of property, change in ownership shall mean the transfer of title to the subject premises, whether direct or indirect, which shall include, but not be limited to, by virtue of the generality thereof, an option to purchase contained in a lease or in a separate document, r. change of ownership of more than ten percent of the corporate stock whether common or preferred, if the ocrrower is a corporation, or, a change of more than ten percent of the ownership of the beneficial interest in a land trust, if the borrower is a land trust. The meaning of this provision is that there shall be an acceleration of the obligation as set forth in the Security Instrument in the event of any change in ownership, however said ownership is held, and whether or not said change is legal, equitable, or otherwise, whether it to directly or indirectly, of the premises covered hereby without the consent of the mortgagee.

By signing this, Borrower agrees to all of the above.

87542381

MICHAEL J. RYAN, SR (BORROWER) (Seal)

ATRICIA J. RYAN BORROWER

22575384

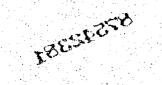
## HEALE

T.3. 01 TURNETTER OF THE TRANSPORT	The field of an end that the State of the St
metal and apple most the Mortgego, I'ved of Trust, or	in in the case of their transital bottom, should disbat
of the same date given by the undersigned ("the bess-	Chashim and grampski self; edsCr marros is baseO
SOFT STREET SEASON DOS BOALYST GARBORT	TARRELL II secure than a wind a block to the PRANCE
and the second of the second o	
con oring the property described in the Security, marine	the "bender") of the same day (the "Note") and
and the contract of the contra	americand located at 1515 O. 413.0379991
DIST.	- REFERENCE OF FOATSE

Hanything contained in 11da Rider and be consistent in any way with the Subjectly Instrument, the terror and conditions of this tilder and one of

To exerc fully detire what is mean to pour a tent of the xecurity instrument concerning mustor as property change in owners as small near any nearms of the to the subject, provided means as made to be included to the interest of the generality thereof, an aption to purchase continued in a boss. A in a separate characteristic of amore than ten percent of the corporate size whether a ones in a separate characteristic discount is a separate than the percent of the corporate size whether a ones in a continue of the corporation, or, a charge of made then expressed of the corporate of the percent of the event and the callet discount in a land that the abligation as see tenth in the Society Instrument in the seast of any change in ownership, however said ownership is there with a land early and concerning as the condition of the indirector of and concerning as the condition of the concern of the concern of the contents of the concern of the contents o

By signing thin No. ower agrees to dil or the above.



March Land	POPOLICE OF TRANSPORTED HEARINGS OF THE PROPERTY OF THE PROPER
	TO STATE OF THE PARTY OF THE PA
Stock marshing	
	THE THE STREET OF THE PROPERTY
<b>7</b>	The state of the s
<b>(20</b> )	

(1 Year Treasury Index-Rate Caps)

LOAN NO.002-1034249

THIS ADJUSTABLE RATE F	IDER is made	this1.8	THday of SEPTEMBER	, 198.7, and is
incorporated into and shall be deem	ed to amend and	d supplem	ent the Mortgage, Deed of Trust	or Security Deed (the
"Security Instrument") of the same	date given by th	ie undersi	gned (the "Barrower") to secure	Borrower's Adjustable
Rate Note (the "Note") to HIN	SDALE FEDI	eral s	AVINGS and LOAN ASSO	CIATION
***************************************	(the	"Lender"	') of the same date and covering th	ie property described in
the Security Instrument and located				
1515 S. GUNDERSON	BERWYN	I L	60402-1316	

THE NOTE CONTAINS PROVISIONS ALLOWING FOR CHANGES IN THE INTEREST RATE AND THE MONTHLY PAYMENT. THE NOTE LIMITS THE AMOUNT THE BORROWER'S INTEREST RATE CAN CHANGE AT ANY ONE TIME AND THE MAXIMUM RATE THE BOR-ROWER MUST PAY.

[Property Address]

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

#### INTEREST PATE AND MONTHLY PAYMENT CHANGES

The Note provides for an initial interest rate of ..... 6.900 %. The Note provides for changes in the interest rate and the monthly payments, as follows:

# INTEREST RATI. AND MONTHLY PAYMENT CHANGES

### (A) Change Dates

every 12th month thereafter. Fach date on which my interest rate could change is called a "Change Date."

Beginning with the first Change Da'e, my interest rate will be based on an Index. The "Index" is the weekly average yield on United States Treasury securities sujusted to a constant maturity of 1 year, as made available by the Federal Reserve Board. The most recent Index figure available as of the date 45 days before each Change Date is called the "Current Index."

If the Index is no longer available, the lycie Holder will choose a new index which is based upon comparable information. The Note Holder will give me notice of this choice.

#### (C) Calculation of Changes

Before each Change Date, the Note Holder will cilculate my new interest rate by adding ..TWO...AND...ONE..HALF result of this addition to the nearest one-eighth of one percentage point (0.125%). Subject to the limits stated in Section 4(D) below, this rounded amount will be my new interest rate until the next Change Date.

The Note Holder will then determine the amount of the monthly payment that would be sufficient to repay the unpaid principal that I am expected to owe at the Change Date in full on the maturity date at my new interest rate in substantially equal payments. The result of this calculation will be the new amount of my monthly payment.

#### (D) Limits on Interest Rate Changes

The interest rate I am required to pay at the first Change Date will was be greater than ....... 8.900 %. Thereafter, my interest rate will never be increased or decreased on any single Change Date by more than .... 2 . 0.00%.... 

## (E) Effective Date of Changes

My new interest rate will become effective on each Change Date. I will pay the amount of my new monthly payment beginning on the first monthly payment date after the Change Date until the amount of my monthly payment changes again.

#### (F) Notice of Changes

The Note Holder will deliver or mail to me a notice of any changes in my interest rate and the amour, of my monthly payment before the effective date of any change. The notice will include information required by law to be given me and also the title and telephone number of a person who will answer any question I may have regarding the notice of the contract o

# B. TRANSFER OF THE PROPERTY OR A BENEFICIAL INTEREST IN BORROWER

Uniform Covenant 17 of the Security Instrument is amended to read as follows:

Transfer of the Property or a Beneficial Interest in Borrower. Affall or any part of the Property or any interest in it sold or transferred (or if a beneficial interest in Borrower'is sold or transferred and Borrower is not a natural personal 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 land 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 transferee as if a new loan were being made to the transferee; 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.

To the extent per own postowal accepted any nation to the reasonable fee as a condition to Lender's consent to the loan assumption whender may also require the transferee to sign an assumption agreement that is acceptable to Lender, and that obligates the transferee to keep all the promises and agreements made in the Note and in this Security. Instrument. Borrower will continue to be obligated under the Note and this Security Instrument unless decider releases: Borrowegishnwriting. of behavior of the few than 30 decreases the date the major material or managed within

andar axarasian the cydion to require immediate payment in full, I ender ahalf pay. Decrease nonce of divertera-Form 311111/84



CERECO - 4000 - 40 1000

. The control of the Harry VIII (1)

to our homest group of incommence free and same out the College Acceded

30402-13L5

a bost at the dramary at various of

1515 G. GUNDERSON | BERRYN

117

AND YOR MITH THE OWNERS THE SOFT LIFE AND YES AND AND ONE THE HOSPINGEN RESIDENT DAT, DARK COATED AN MAY DAK TIMB AMD THE MANSHIM PATE THE GORF ROWER WILS I DAY.

resourced transaction of the extra resource of the contraction of the contraction of the extraction of remedial in rear case can be not no notified retinations.

### REPORTER OF THE STATE OF THE WAYNESS TO A STANGER OF

Figs. Since the relation for the following rate of  $\phi = 0.00$  . It is, then present the algorithm and  $\phi$ वर्षाः अस्य व्हान् स्थाप्यापः appetrix garmanis, us Chusas

#### A. WATERFRANCE AND MERCHAN PARAMENT CHARGES

#### ratest runnes states

unto realizar turn 38 vet ...

togramme with the first tile to at the e.g. of the control of the laterial of the control of the Threstoff oils got significal states on many to be common managers or instruction confection and country bound on block Reserve Bestel . I ar need recent index lepton aesaltane de el the data laye benner anna Chiago Done el cili l'enc "Chiagon Index."

Wifte indices was been excluded the blood of this will also a new index which a break upon composition biling and the south that will genome acres of the Line

#### of alcolation of Change

Balaice each Chean. Dan Arte Sona Hada will accept an new interest care by adding AMO AMO OMB. HALF with the correct that the I take I take with the contract . The state of the control of the second nginged to figure and other troubles of 1964 by an or significan อูลกว่า เป็นทั้งที่ เรียกเปล่าเทียงที่ แล้ว คือ **กระที่เรียกละเรี**ยว์ที่ การของสู

ent de la sum de la company de e no estate and trouve reall strangery difference at an index 2001, and according to the redded Casado and a real weak you to trade printing and no the trade printing and no that are the trade printing and no that are the trade printing and the surface of the surface of the trade printing and the trade printing and the continuous and the surface of in section to respinitely from the property becomes of the original compact of the same to disse

# Cognitive on Engraver Case Charles (1983)

The interest rate is an expired approximation first clientee that with and by proper than (2,900) suffer that its interest of the constant (2,900)ration is the third will not be not if Contract that

# in theetine Dute of Chauses

My new interior (this will become otherwise to woll Change Dinc. I will pay the expount of his mission life payment begüledeg be chara ya membiy par caar alare cherake Charag. Dare andi the amountel ary monthly bayanen alareke 4417.53

POLICACT events in the soil of the

and the second the second this area terminal entitle explinity for a solution of the second entitle of the second entitle entities of the second entitle entit r or remaining about our <mark>got because more amortan altanoun free respondent t</mark>o more at least to sold their disch The the little and at zero a more of a proceed on who will answer any question that have expending the none-policing.

3. TRANSPER OF THE PROPERTY OF THE OPTIMENTAL APPRICATES AND APPRICATED. Ď

swifted in Linear of tedragaments are constant and the contract of the contract of the contract of

transfer state three is an in the enterest carreed to the butterious of a Bara in the parties of TOWOTTON-🗱 was produced to the control of the above the control of the above the abo Day of the state of the state of the received and a comparable probability And they are a war selfer to be a comment by this statement that when the lt i. . . . aver the direction in the line of the constant and a supplication (IPS) Hall 🛣 in a traviter i 💎 a territori vinci e l'amondiari i n'estre i tre ke fallomest Commission of the American States of the Commission of Commission n ne a compresión de la na alderberen all allerbereiter met aids or too maker.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Adjustable Rate.

🖎 **quireuq cu**n **poutoméir** adocumo, coco engales cho cocentre en grasse quitam agracamentate es acorpo eixor c expiration of this period cander may hande any remedies permitted by this Security, instrument without lutther periods which Borrower must pay all sums secured by this Security linstrument; :: Borrower fails to pay these sums prior to the signi... The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within

If Touriest executes the obition to reduite immediate beauting in 1913, Tender shall give Borrower notice of accelera-รองกั -5- ร พระ -ศิรยม หรือเล หน้า ค.วิทย ร -2- กองก

THIS ADDENDUM TO ADJUSTABLE RATE RIDER OR GRADUATED PAYMENT RIDER is made this .18TH day of ......SEPTEMBER, 19.87., and is incorporated into and shall be deemed to amend and supplement the Adjustable Rate Rider or Graduated Payment Rider (the "Rider") to the Mortgage, Deed of Trust or Security Deed (the "Security Instrument"), each dated the same date as this Addendum and given by the undersigned (the "Bor-

rower") to secure Borrower's Adjustable Rate Note or Graduated Payment Note, with Addendum To Adjustable Rate/Graduated Payment Note, to ... Hinsdale Federal Savings and Loan Association

\_\_\_\_\_\_(the "Lender") and dated the same date as this Addendum (the "Note"), covering the property described in the Security Instrument and

1515 S. GUNDERSON BERWYN IL 60402-1316

(Property Address)

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

## A. FIXED INTEREST RATE OPTION

The Note provides for the Borrower's option to convert from an adjustable interest rate to a fixed interest rate, as follows:

## 1. Option to Convert to Fixed Rate

I have a Conversion Option which I can exercise unless I am in default or this Section A1 or Section A3 below will not permit me to do so. The "Conversion Option" is my option to convert the interest rate I am required to pay by the Note from an adjustable rate to a fixer rate.

The conversion can only take place or the third, fourth or fifth Change Date. Each Change Date on which my interest rate can convert from an adjustable rate to a fixed rate also is called a "Conversion Date." I can convert my

interest rate only on one of these three Court sion Dates.

If I want to exercise the Conversion Option, must first meet certain conditions. Those conditions are that: (a) I must give the Note Holder notice that I am deing to at least 15 days before the next Conversion Date; (b) on the Conversion Date, I am not in default under the Note or the Security Instrument; (c) by the Conversion Date, I must pay Section A3 below, the Note Holder has received the report and I have paid the appraisal fee and any amount necessary to reduce unpaid principal; and (e) I must sign and give the Note Holder any documents the Note Holder requires to effect the conversion.

#### 2. Calculation of Fixed Rate

My new, fixed interest rate will be equal to the Federal National Mortgage Association's required net yield for 30year, fixed rate mortgages covered by 60-day mandatory delivery commitments in effect as of the date 45 days before the Conversion Date, plus five-eighths of one percent (0.625%). If this required net yield is not available, the Note Holder will determine my interest rate by using a comparable figure.

## 3. Reduction of Principal Balance Before Conversion; Appraisal

If the unpaid principal I am expected to owe on the Conversion Date will be g eater than the original principal amount of my loan, the Note Holder may require an appraisal report on the value of the property described in the Security Instrument. The appraisal report must be prepared by a qualified appraiser chosen by the Note Holder. I will pay the Note Holder a reasonable fee for this appraisal report.

The unpaid principal I am expected to owe on the Conversion Date could be an amount greater than 95% of the appraisal report's stated value of the property securing my loan. If so, I cannot exercise the Couve sion Option unless I pay the Note Holder an amount sufficient to reduce my unpaid principal to an amount equal to 95% of an stated value of

the property.

# 4. Determination of New Payment Amount

If I choose to exercise the Conversion Option, the Note Holder will determine the amount of the monthly payment that would be sufficient to repay the unpaid principal I am expected to owe on the Conversion Date in full on the maturity date at my new fixed interest rate in substantially equal payments. The result of this calculation will be the new amount of my monthly payment. Beginning with my first monthly payment after the Conversion Date, I will pay the new amount as my monthly payment until the maturity date.

# B. TRANSFER OF THE PROPERTY OR A BENEFICIAL INTEREST IN BORROWER

If Borrower exercises the Conversion Option under the Note as stated in Section A of this Addendum To Adjustable Rate/Graduated Payment Rider, the amendment to Uniform Covenant 17 of the Security Instrument contained in the Rider shall cease to be in effect, and the provisions of Uniform Covenant 17 of the Security Instrument shall instead be in effect, 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 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 Instrumentant, the analysis a partial content of the start of the security y entang na maanang 1999 ah ah na mga na kanana na mga baran ah na madan ah na kanang na na kanana ah na kanan



(4) Supplies the appearance of the property	
in the first of the control of the c	and the second of the second o
Service of the servic	and the second of the second o
and the first of the second of	<ul> <li>In the part of the control of the cont</li></ul>
<ul> <li>In the control of the c</li></ul>	en e
	# Valend
The second secon	e (in akana Trobahaman *e srem).
i e tras reminiment gregoriet selv så bletta eresinane i tab (tv.) Servelan (2)	in extended the term of the first of the second term of the property of the following the second term of the
6.	Property of Leavise Property (Personal La
user a fest, en timos 🕟 dere trocktit etitorizitje i seners ets	estas artinologis, i terrena signi, a diferita dan artinologis, eji pediti.
C/X	este (1865) The Alice Annual Company (1865) and the Alice Annual Company (1865) and the Alice Annual Company (1865) and th
to the work of the second of t	
and a real of the classes and the personal and the average of the larger	in the second se
$r$ . The archivate of consists of $2\pi r^2$ , and the $-4$ -value of $r$ .	and the first of the second of
na i a remando e i capa Chera a revenuar que la final de reale de la colonida.	ister i Mindaga para di Para de Para d Companyo de Para de Pa
on the first territor in Length of the constitution of the first territorial and the constitution of the c	in the property of the second section of the second section of the second section of the second section of the
the first of the control of the property of the property of the control of the co	in the second of
and the street of the street o	om tip om til state i det state i det Biologia de la state i del
r i i i etc. I remeder gan her i set her teggi anvida geskul te e	production of the control of the con
uviteroj je i kaje i valski sta njevi sala i toprazbate uspradoj. U koliki. Li	And the second of the second o
	ALE TO A SECTION AND A SECTION OF THE SECTION OF TH
of the control of the end to be all the three the first control of the end of	
think were out addressed for disting the constraint of the	of the first of the property of the second many transfer.
	contraction is a figure of the contraction of the second section of the section of
	to a republic visita (17 septembro) in amerijata da ere die varanse (17)
om som providence restricted a common political supplies an inscription of the supplies and the colored supplies are colored supplies and the colo	in the company of the company of the Albert State of the Company o
<ul> <li>In the property of the party the arms and the control of the control</li></ul>	configuration and constituent for the constituent of the constituent o
in the gradual of the control of the	ener nya isan'i kaominina (ao m
in 1985 - Per a ministra di mangrapi di mangrapi kang mangrapi kang persebagai kang persebagai kang persebagai Persebagai di Pertebagai mengangan penggan penggan penggan penggan penggan penggan penggan penggan penggan pen	
a axis tirate (1994). In 1993 busya banya banya banya ing anna jitanya Omozog	the state of the s
(Sea2)	A Market and the second of the
Open ja joge televisien 1900 to a lagazet mår smånamarkette i til skelige st	·
SMOJJOBY and had high as as a Carlo property and And free comments the section of	and the engineering of the control o
1995) The college of the College	in fact production in the control of
PATRICIA JUREAU -BOTTOME	lika da karanta da karanta karanta da karant
LIGHT LYCH (Seal	Visit Maria 1976 orași de la francii il la contrave Alda cult
Section of the control of the contro	
CHATCHER BOOK OF CONTRACT SERVICES CONTRACT STREET	and the state of t
1808) X Helichael Children Land	krist alikuwa wing melenda ing kristopa melengan di kristopa melengan daliki. Kristopa daliki
The second are second as the s	
The state of the s	

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Addendum To

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. of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period