JILL LYNETTE ALLEN, SPINSTER KNOW ALL MEN BY THESE PRESENTS, that

of the

of STREAMWOOD

COOK . County of

, and State of

ILLINOIS

in order to secure an indebtedness of FORTY THOUSAND AND NO/100 40,000.00

Dollars (\$

), executed a mortgage of even date herewith, mortgaging to

FIRST UNION MORTGAGE CORPORATION

pereinafter referred to as the Mortgagee, the following described real estate: AZOT 538BIN THE COMMONS OF SURREY WOODS, BEING A SUBDIVISION IN THE SOUTH 1/2 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 17, 1986 AS DOCUMENT NUMBER 86~544,179, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 460 ASCOT LANE STREAMWOOD, ILLINOIS 60107



and, whereas, said Mortgagee is the holder of said mortgage and the note secured thereby:

NOW, THEREFORE, in order to further secure said indebtedness, and as a part of the consideration of said transaction, the undersigned hereby assign and set over unto said Mortgagee, and/or its successors and assigns, all the rents now due or which may hereafter become due under or by virtue of any lease, either oral or written, or any letting of, or any agreement for the use or occupancy of any part of the precises herein described, which may have been herefolore or may be hereafter made or agreed to by the Mortgagee under the power herein granted, it being the intention hereby to establish an absolute transfer and assignment of all at chocars and agreements and all the avails hereunder unto the Mortgagee and especially those certain leases and agreements now existing, upon the property hereinabove described

The undersigned, do hereby irrevocably appoint the Mortgagee the agent of the undersigned for the management of said property, and do hereby authorize the hortgagee to let and re let and premises or any part thereof, according to its own discretion, and to bring or defend any suits in conjection with said premises in its own name or in the name(s) of the undersigned, as it may consider expedient, and to make such repairs to the premises as it may deem proper or advisable, and to do anything in and about said premises that the undersigned might hereby ratifying and confirming anything and everything that the Mortgagee may do.

It is understood and agreed that the Mortgagee shall rave the power to use and apply said avails, issues and profits toward the payment of any present or future indebtedness or liability of the undersigned to the Mortgagee, due or to become due, or that may hereafter be contracted, and also toward the payment of all expenses for the care and management of said premises, including taxes, insurance, assessments, usual and customary commissions to a real estate broker for leasing said premises and collecting rents and the expense for such attorneys, agents and servants as may real analytic be necessary.

It is further understeed and agreed, that in the event of the event of this assignment, the undersigned will pay rent for the premises occupied by the undersigned at the prevaiting rate per no th for each room, and a failure on the part of the undersigned to promptly pay said rent on the first day of each and every more with the first day of each and every more hall, in and of itself constitute a forcible entry and detainer and the Mortgagee may in its own name and without any notice or demand, maintain an action of forcible entry and detainer and obtain possession of said premises. This assignment and power of attorney shall be binding upon and inure to the benefit of the heirs, executors, administrators, successors and assigns of the perfice hereto and shall be construed as a Covenant running with the land, and shall continue in full force and effect until all of the industry shall terminate.

It is understood and agreed that the Mortgagee will not exercise its right, unser this Assignment until after default in payment secured by the mortgage or after a breach of any of its covenants.

The failure of the Mortgagee to exercise any right which it might exercise hereund a shall not be deemed a waiver by the Mortgagee of its right of exercise thereafter.

IN WITNESS WHEREOF, this assignment of cents is executed, scaled and delivered this 4TH

day of	NOVEMBER	A. D., 1	₉ 87	Λ	ρ,	A_{ij} C)_	
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			(SEAL)	9-17	J	ADDEM 5		(SEAL)
STATE OF	Olleno: Cocole	sa.				I, the under	iigned, a No	tary Public in
and for said	County, in the State at	foresaid, DO HEF	REBY CER	rify THA	T JILL	LYNETTE	ALLEN,	SPINSTER
personally kn	iown to me to be the s	ame person wh	ose name	IS		subscribed to	the foregoin	g instrument.
appeared before	ore me this day in pe	rson, and acknow	ledged that	She	aigned, a	ested and deli	vered the sa	d instrument
on Alex	free and volu	ntary act, for the	uses and p	arposes ther	ein set forth			
GIVEN unde	r my hand and Notar	ial Seal, this	4	day of	nove Derve	Drew	rke.	A.D. 1987
				:		Notary Pub 2.5.199 c	lic	

THIS INSTRUMENT WAS PREPARED BY:

FIRST UNION MORTGAGE CORPORATION 1540 E. DUNDEE ROAD-SUITE 310 PALATINE, ILLINOIS 60067

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COOK COUNTY, ILLINOIS FILED FOR RECORD

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4TH day of ,19 87, THIS PLANNED UNIT DEVELOPMENT RIDER is made this 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 FIRST UNION MORTGAGE CORPORATION

(the "Lender")

of the same date and covering the Property described in the Security Instrument and located at:

460 ASCOT LANE, STREAMWOOD, ILLINOIS

[Property Address]

The Property includes, but is not limited to, a parcel of land improved with a dwelling, together with other such parcels and certain common areas and facilities, as described in

(the "Declaration"). The Property is a part of a planned unit development known as SURREY WOODS

[Name of Planned Unit Development]

(the "PUD"). The Property also includes Borrower's interest in the homeowners association or equivalent entity owning or managing the commor areas and facilities of the PUD (the "Owners Association") and the uses, benefits and proceeds of Borrower's interest.

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

- A. PUD Obligations Parrower shall perform all of Borrower's obligations under the PUD's Constituent Documents. The "Constituent Documents" are the : (i) Declaration; (ii) articles of incorporation, trust instrument or any equivalent document which creates in Owners Association; and (iii) any by-laws or other rules or regulations of the Owners Association. Borrower shall promptly may, when due, all dues and assessments imposed pursuant to the Constituent
- B. Hazard Insurance. So long as the Owners Association maintains, with a generally accepted insurance carrier, a "master" or "blanket" policy insuring the Property which is satisfactory to Lender and which provides insurance coverage in the amounts, for the periods, and against the bazards Lender requires, including fire and hazards included within the term "extended coverage," then:
- (i) Lender waives the provision in Uniform Sovenant 2 for the monthly payment to Lender of one-twelfth of the yearly premium installments for hazard insurance or. the Property; and
- (ii) Borrower's obligation under Uniform Cover and 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 provided by the master or blanket policy.

In the event of a distribution of hazard insurance proceeds in lieu of restoration or repair following a loss to the Property or to common areas and facilities of the PUD, any proceeds pareble to Borrower are hereby assigned and shall be paid to Lender. Lender shall apply the proceeds to the sums secured by the Security Instrument, with any excess paid to Borrower.

- C. Public Liability Insurance. Borrower shall take such actions as may be reasonable to insure that the Owners Association maintains a public liability insurance policy acceptable in form, amount, and extent of coverage to Lender.
- D. Condemnation. The proceeds of any award or claim for damages, directic, consequential, payable to Borrower in connection with any condemnation or other taking of all or any part of the Property continuous areas and facilities of the PUD, or for any conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender. Such proceeds shall be applied by Lender to the sums secured by the Security Instrument as provided in Unifor n 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 PUD, except for abandonment or termination or aguired by law in the case of substantial destruction by fire or other casualty or in the case of a taking by condemnation or emirant 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 Own it. Association; or
- (iv) any action which would have the effect of rendering the public liability insurance coverage maintained by the Owners Association unacceptable to Lender.
- F. Remedies, If Borrower does not pay PUD dues and assessments when due, then Lender may pay them. Any amounts disbursed by Lender under this paragraph F shall become additional debt of Borrower secured by the Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

BY SIGNING BELOW, Burrower accepts and agrees to the terr	ns and provisions contained in this PUD Kider.
	JILL LYNETTE ALLEN/ Borrower
(Seal)	SPINSTER (Seal)

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PLANTED FIT DE LE PRIENT RIVER

THIS PLANNED UNIT DEVELOPMENT RIDER is made this 4TH day of NOVEMBER, 19-87, 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 FIRST UNION MORTGAGE CORPORATION

(the "Lender")

of the same date and covering the Property described in the Security Instrument and located at:

460 ASCOT LANE, STREAMWOOD, ILLINOIS 60107

[Property Address]

The Property includes, but is not limited to, a parcel of land improved with a dwelling, together with other such parcels and certain common areas and facilities, as described in

(the "Declaration"). The Property is a part of a planned unit development known as SURREY WOODS

[Name of Planned Unit Development]

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

- A. PUD Obligations, corrower shall perform all of Borrower's obligations under the PUD's Constituent Documents. The "Constituent Pocuments" are the : (i) Declaration; (ii) articles of incorporation, trust instrument or any equivalent document which create the Owners Association; and (iii) any by-laws or other rules or regulations of the Owners Association. Borrower shall prompth Tay, when due, all dues and assessments imposed pursuant to the Constituent Documents.
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- (i) Lender waives the provision in Umbro, Covenant 2 for the monthly payment to Lender of one-twelfth of the yearly premium installments for hazard insurance on the Property; and
- (ii) Borrower's obligation under Uniform Covenan 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 provided by the master or blanket policy.

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- C. Public Liability Insurance. Borrower shall take such actions as may be reasonable to insure that the Owners Association maintains a public liability insurance policy acceptable in form, amount, and extent of coverage to Lender.
- D. Condemnation. The proceeds of any award or claim for damages, direct or consequential, payable to Borrower in connection with any condemnation or other taking of all or any part of the Property or the common areas and facilities of the PUD, or for any conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender. Such proceeds shall be applied by Lender to the sums secured by the Security Instrument as provided in Uniform Corenant 9.
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BY SIGNING BELOW, Borrower accepts and agrees to the terr	rms and provisions contained in this PUD Rider.	
(Seal) -Borrower	JILL LYNETTE ALLEN/ BOTTON SPINSTER	wei
(Seal) -Borrower	-Borrov	

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(Property Address)

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[Name of Planned Unit Development]

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