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COOK COUNTY, ILLINOIS  
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**MORTGAGE** LOAN NO. 011787589  
**Corporate Trustee**

THIS MORTGAGE ("Security Instrument") is given on 11/13/87, between the Mortgagor MOUNT PROSPECT STATE BANK a corporation

organized and existing under the laws of THE STATE OF ILLINOIS ("Borrower"), not personally but solely as Trustee under a Trust agreement dated MAY 24, 1985 and known as Trust No. 1564, and the Mortgagee, ST. PAUL FEDERAL BANK FOR SAVINGS, a corporation organized and existing under the laws of the United States of America, whose address is 6700 W. North Avenue, Chicago, Illinois 60635 ("Lender"). Borrower owes Lender the principal sum of .....

ONE HUNDRED TWO THOUSAND, FOUR HUNDRED AND NO /100 Dollars (U.S. 102,400.00). 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 on DECEMBER 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 performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender the following described property located in COOK County, Illinois:

LOT 13 IN ARLINGDALE, BEING HARRY C. RICHARDT'S SUBDIVISION OF THE WEST 2346 FEET OF THE NORTH HALF OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF CHICAGO AND NORTH WESTERN RAILWAY IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT 12426 OF RECORDED AND AUGUST 23, 1944 AS DOCUMENT 13343975 IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER:03-30-119-005-0000

Clerk's Office  
C. D. O. H.

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which has the address of ("Property Address");

627 N. WILKE, ARLINGTON HTS IL 60005

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 seized 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.

7-38-342

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CHICAGO, IL 60635  
6700 W NORTH AV  
ST. PAUL, MINN. 55115

NOTARIAL SEAL  
STATE OF ILLINOIS  
COUNTY OF COOK

JES  
MARTIN A JACKSON

Given under my hand and Notarial Seal, this 13th day of November, A.D. 1987.

as such ASST. VICE President and  
person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary  
act, and as the free and voluntary act of said Borrower, as Trustee as aforesaid, for the uses and purposes therein  
set forth, and caused the corporate seal of said Corporation to be thereto attached.

1, the undersigned a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY THAT  
PHILM. GREENE, ASST. VICE President and VERNITH SCAMERSON, Secretary of

STATE OF ILLINOIS }  
COUNTY OF COOK }  
as

Secretary

ATTEST: *Verne Scamerson*



BY: *Phil M. Greene*  
ASST. VICE President

IN WITNESS WHEREOF, the Borrower, as Trustee as  
aforesaid, and not personally, has caused this Security  
Instrument to be signed by its ASST. VICE  
President and its corporate seal to be hereunto  
affixed and attested by its  
Secretary the day and year first above written.

Land Trust Mortgage. This Security Instrument is executed by the aforementioned Borrower, not  
personally but as Trustee as aforesaid in an exercise of power and authority conferred upon and vested in it as  
such Trustee (and said Trustee hereby warrants that it possesses full power and authority to execute this  
instrument), and it is expressly understood and agreed by the Lender herein and by every person now or  
hereafter claiming any right or security hereunder, that nothing herein or in said Note contained shall be  
construed as creating any liability on the said Borrower or to perform any covenants either express or implied  
accruing thereon, or any indebtedness accruing hereunder, and that any recovery on this Security Instrument and the  
Note secured hereby shall be against and out of the property hereby conveyed by enforcement of the provisions  
hereof and of said Note, but this waiver shall in no way affect a personal liability of any co-signer, endorser or  
guarantor of said Note.

- Adjustable Rate Rider
- Graduated Payment Rider
- Other(s) (Specify)
- Condominium Rider
- Planned Unit Development Rider
- 2-4 Family Rider

were a part of this Security Instrument. [Check applicable box(es)]

into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s)  
together with this Security Instrument, the covenants and agreements of each such rider shall be incorporated  
into and shall amend and supplement the covenants and agreements of this Security Instrument. If one or more riders are executed by Borrower and recorded  
with this Security Instrument, Borrower waives all right of redemption or right of reinstatement in the Property.

31. Upon payment of all sums secured by this Security Instrument, Lender shall release this  
Security Instrument without charge to Borrower. Borrower shall pay all recording costs.

32. Lender on receipt of a check and reasonable attorney's fees, and then to the sums  
limited to, receiver's fees, premiums on receiver's bonds and reasonable attorney's fees, and then to the sums  
applied first to payment of the costs of management of the Property and collection of rents including, but not  
to collect the rents of the Property including those past due. Any rents collected by Lender or the receiver shall be

any time prior to the expiration of any period of redemption following judicial sale. Lender (in person, by agent or  
by judicially appointed receiver) shall be entitled to enter upon, take possession of and manage the Property and  
to collect the rents of the Property including those past due.

30. Lender in Possession. Upon acceleration under paragraph 19 or abandonment of the Property, and at  
evidence.

provided in the paragraph 19, including, but not limited to, reasonable attorney's fees and costs of title  
judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies  
secured by this Security Instrument without further demand and may foreclose this Security Instrument by  
before the date specified in the notice, Lender at his option may require immediate payment in full of all sums  
of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured on or  
right to reinstate after acceleration and the right to assert in the foreclosure proceeding the non-existence  
foreclosure by judicial proceeding and sale of the Property. The notice shall further inform Borrower of the  
date specified in the notice may result in acceleration of the same secured by this Security Instrument,  
given to Borrower, by which the default must be cured and (e) that failure to cure the default on or before the  
under paragraphs 18 and 17 unless applicable law provides otherwise. The notice shall specify: (a) the  
Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration following  
19. Acceleration Remedies. Lender shall give notice to Borrower prior to acceleration following

NON-UNIFORM COVENANTS, Borrower and Lender further covenant and agree as follows:

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1. **Payment of Principal and Interest.** Borrower (and Late Charges) shall promptly pay when due the principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note.

2. **Funds for Taxes and Insurance.** Subject to applicable law or to a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") equal to 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 mortgage insurance premiums, if any. These items are called "escrow items." Lender may estimate the Funds due on the basis of current data and reasonable estimates of future escrow items.

The Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a federal or state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay the escrow items. Lender may not charge for holding and applying the Funds, analyzing the account or verifying the escrow items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Borrower and Lender may agree in writing that interest shall be paid on the Funds. Unless an agreement is made or applicable law requires interest 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 debit to the Funds was made. The Funds are pledged as additional security for the sums secured by this Security Instrument.

If the amount of the Funds held by Lender, together with the future monthly payments of Funds payable prior to 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 amount necessary to make up the deficiency in one or more payments as required by Lender.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender. 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 Payments.** Unless applicable law provides otherwise, all payments received by Lender under paragraphs 1 and 2 shall be applied: first, to amounts payable under paragraph 2; second, to interest due; and last, to principal due.

4. **Charges; Liens.** Borrower 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. Borrower shall pay these obligations in the manner provided in paragraph 2, or if not paid in that manner, Borrower shall pay them on time directly to the person owed payment. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph. If Borrower makes these payments directly, Borrower shall promptly furnish to Lender receipts evidencing the payments.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) contests in good faith the lien by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien or forfeiture of any part of the Property; or (c) secures from the holder of the lien an 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 priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Borrower shall satisfy the lien or take one or more of the actions set forth above within 10 days of the giving of notice.

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 "extended coverage" and any other hazards for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's approval which shall not be unreasonably withheld.

All insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgage clause. Lender shall have the right to hold the policies and renewals. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. 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 would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. If Borrower abandons the Property, or does not answer within 30 days a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may collect the insurance proceeds. Lender may use the proceeds to repair or restore the Property or to pay sums secured by this Security Instrument, whether or not then due. The 30-day period will begin when the notice is given.

Unless Lender 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 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 Instrument immediately prior to the acquisition.

6. **Preservation and Maintenance of Property; Leaseholds.** Borrower shall not destroy, damage or substantially change the Property, allow the Property to deteriorate or commit waste. If this Security Instrument is on a leasehold, Borrower shall comply with the provisions of the lease, and if Borrower acquires fee title to the Property, the leasehold and fee title shall not merge unless Lender agrees to the merger in writing.

7. **Protection of Lender's Rights in the Property; Mortgage Insurance.** If Borrower fails to perform the covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation or to enforce laws or regulations), then Lender may do and pay for whatever is necessary to protect the value of the Property and Lender's rights in the Property. Lender's actions may include paying any sums secured by a lien which has priority over this Security Instrument, appearing in court, paying reasonable attorneys' fees and entering on the Property to make repairs. Although 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 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.

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.

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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 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 Lender 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 Not 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 amortization of the sums secured by this Security Instrument by reason of any deed and made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising its right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

11. Successor and Assigns Bound; Joint and Several Liability; Co-Debtors. The covenants and agreements of this Security Instrument shall bind and benefit the 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 terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without that Borrower's consent.

12. Loan Charges. If the loan secured by this Security Instrument is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed the permitted limits, then: (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 the principal, the reduction will be treated as a partial prepayment without any prepayment charge under the Note.

13. Legislation Affecting Lender's Rights. If an act, part or expansion of applicable laws has the effect of rendering any provision of the Note or this Security Instrument unenforceable according to its terms, Lender, at its option, may require immediate payment in full of all sums secured by this Security Instrument and may invoke any remedies permitted by paragraph 19. If Lender exercises this option, Lender shall take the steps specified in the second paragraph of paragraph 17.

14. Notices. Any notice to Borrower provided for in this Security Instrument 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 Lender 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 of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect the 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 Instrument and the Note are declared to be severable.

16. Borrower's Copy. Borrower shall be given one completed copy of the Note and of this Security Instrument. Interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred on, 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 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 as 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 attorney's fees; and (d) takes such action as Lender may reasonably require to insure 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.

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## ADJUSTABLE RATE LOAN RIDER CORPORATE TRUSTEE

LOAN NO.  
DATE

011787589  
NOVEMBER 13, 1987

This Rider 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 ST. PAUL FEDERAL BANK FOR SAVINGS, (the "Lender" or "Note Holder") of the same date herewith (the "Note") and covering the Property described in the Security Instrument and located at:

627 N WILKE, ARLINGTON HTS IL 60005

(Property Address)

**NOTICE TO BORROWER: THE SECURITY INSTRUMENT SECURES A NOTE WHICH CONTAINS PROVISIONS ALLOWING FOR CHANGES IN THE INTEREST RATE AND MONTHLY PAYMENTS. THE BORROWER'S MONTHLY PAYMENTS ARE IN FIXED AMOUNTS DURING THE FIRST YEAR OF THE NOTE. THE REMAINING MONTHLY PAYMENTS COULD INCREASE OR DECREASE, DEPENDING ON CHANGES IN THE INTEREST RATE.**

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

### INTEREST RATE AND MONTHLY PAYMENT CHANGES

The Note has an Initial Interest Rate of **7.125%**. Beginning on the date of the Note, the Borrower will pay interest at the Initial Interest Rate until the first Change Date. The Note interest rate may be changed on the 1st day of the month beginning on **DECEMBER 1, 1988** and on that day of the month every 12 months thereafter. Each date on which the rate of interest may change is called a Change Date.

Changes in the interest rate are governed by changes in an interest rate index called the "Index". The Index is the Federal Home Loan Bank Board Monthly National Median Annualized Cost of Funds for FSLIC-insured savings and loan associations.

To set the new interest rate, before each interest Change Date, the Note Holder will first add **TWO AND ONE QUARTER PERCENT (2.25%)** to the Current Index. The Current Index is the most recent Index figure available 45 days prior to each Change Date. The Note Holder will then round the result of this addition to the nearest one-eighth of one percentage point (0.125%). This rounded amount will be the new rate of interest until the next interest Change Date provided that on any Change Date the new rate of interest will not be increased or decreased by more than two percentage points (2.00%). At no time during the term of the Note shall the interest rate be less than **2.25%** per annum nor more than **13.50%** per annum.

The first twelve monthly payments due under the Note will each be in the amount of **\$689.89**. Beginning with the 13th payment, the amount of the monthly payments will be determined in accordance with the terms of the Note and will always be sufficient to repay the unpaid principal balance in full in substantially equal payments by the final payment date.

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By signing below, Borrower agrees to all contained in the Adjustable Rate Loan Rider  
This Adjustable Rate Loan Rider is executed by the Borrower

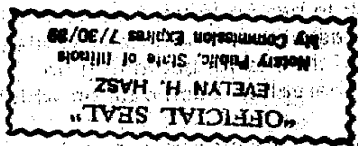
organized and existing under the laws of THE STATE OF ILLINOIS  
as a corporation, not personally,  
but as Trustee, under a Trust Agreement dated 05/24/85  
and known as Trust No. 1564,  
in the exercise of the power and authority conferred upon and vested in it as such Trustee (and said Trustee  
hereby warrants that it possesses full power and authority to execute this instrument), and it is expressly  
understood and agreed by the Lender herein and by every person now or hereafter claiming any right or  
security hereunder, that nothing herein or in said Note contained shall be construed as creating any liability on  
the said Borrower personally to pay the said Note or any interest that may accrue thereon, or any indebtedness  
accruing hereunder, or to perform any covenants either express or implied thereon, or any liability, if any,  
being expressly waived, and that any recovery on the security instrument and the Note shall be against and out  
of the property hereby conveyed by enforcement of the provisions of the security instrument and any Riders  
thereto and of said Note, but this waiver shall in no way affect the personal liability of any co-signer, endorser  
or guarantor of said Note.

CORPORATE SEAL

ATTEST: *[Signature]*  
Secretary

STATE OF ILLINOIS  
COUNTY OF COOK

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY THAT  
PAUL M. GREENE, ASST. VICE PRESIDENT and VERNETTE SOMMERSON, Secretary  
of NORTH PROSPECT SINKS BANK  
who are personally known to me to be the same persons whose names are subscribed to the foregoing  
instrument as such ASST. VICE PRESIDENT and Secretary, appeared  
before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as  
their free and voluntary act, and as the free and voluntary act of said Borrower, as Trustee as aforesaid, for the  
uses and purposes therein set forth, and caused the corporate seal of said Corporation to be thereunto attached.  
Given under my hand and Notarial Seal, this 13TH day of NOVEMBER, 1987.



*[Signature]*  
Notary Public

IN WITNESS WHEREOF, the Borrower, as Trustee  
as aforesaid and not personally, has caused this  
Adjustable Rate Loan Rider to be signed by its  
President and its corporate  
Secretary and attested by its  
seal to be hereunto affixed and attested by its  
Secretary the day and year  
first above written.  
*[Signature]*  
ASST. VICE PRESIDENT

98661928

Property of Office

**UNOFFICIAL COPY**  
**ADDENDUM TO ADJUSTABLE RATE LOAN RIDER**  
(Fixed Rate Conversion and Assumption Options)  
**CORPORATE TRUSTEE**

LOAN NO.  
DATE

011787589  
NOVEMBER 13, 1987

THIS ADDENDUM TO ADJUSTABLE RATE LOAN RIDER is incorporated into and shall be deemed to amend and supplement the Adjustable Rate Loan 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 "Borrower") to secure Borrower's Adjustable Rate Note with Addendum To Adjustable Rate Note to ST. PAUL FEDERAL BANK FOR SAVINGS, (the "Lender") and dated the same date as this Addendum (the "Note"), covering the property described in the Security Instrument and located at:

627 N WILKE ARLINGTON HTS IL 60005

(Property Address)

**ADDITIONAL COVENANTS.** In addition to the covenants and agreements made in the Security Instrument and the Rider, Borrower 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 fixed rate.

The conversion can only take place on 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 Conversion Dates.

If I want to exercise the Conversion Option, I must first meet certain conditions. Those conditions are that: (a) I must give the Note Holder notice that I am doing so 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 the Note Holder a conversion fee equal to one percent (1.0%) of the unpaid principal I am expected to owe on that Conversion Date plus U.S. \$250.00; (d) by the Conversion Date, if an appraisal report is required by 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 30-year, fixed rate mortgages covered by 90-day mandatory delivery commitments in effect as of the date 15 days before the Conversion Date, plus five-eighths of one percent (.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 greater 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 Conversion Option unless I pay the Note Holder an amount sufficient to reduce my unpaid principal to an amount equal to 95% of the 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 by the final payment 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 final payment date.

\*The Borrower herein is a Corporate Trustee but is sometimes for convenience herein referred to by the use of personal pronouns.

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OFFICIAL SEAL  
EVELYN H. HASS  
Notary Public, State of Illinois  
My Commission Expires 7/30/89

DATE  
LOAN NO.  
NUMBER

who are personally known to be the same person whose names are subscribed to the foregoing instrument as such... President and Secretary, appeared before me this day in person and acknowledged that they intended to execute and deliver the foregoing instrument as their own and voluntary act, and as the free and voluntary act of said borrower, in full payment of the indebtedness...

STATE OF ILLINOIS  
COUNTY OF COOK  
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY THAT the foregoing instrument is a true and correct copy of the original instrument made in the County and State aforesaid and as the same is now on file in my office.

ATTEST  
Evelyn H. Hass  
Notary Public, State of Illinois

THE STATE OF ILLINOIS  
I, the undersigned, a Trustee, under a Trust Agreement dated and existing under the law of the State of Illinois, do hereby certify that the foregoing instrument is a true and correct copy of the original instrument made in the County and State aforesaid and as the same is now on file in my office.

BY SIGNING HEREON, Borrower accepts and agrees to the terms and covenants contained in the Addendum to Adjustable Rate Loan Rider... Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums 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.

B. ASSUMPTION OPTION  
The provisions of Uniform Covenant 17 of the Security Instrument provides 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 the Security Instrument.

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