87293191

[Space Above This Line For Recording Data]

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on MAY 19TH
19 87 The mortgagor is MYRA L. GIUFFRE, DIVORCED, NOT REMARRIED

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

REGENCY MORTGAGE, INC., A WISCONSIN CORPORATION

which is organized and emisting under the laws of

THE STATE OF WISCONSIN

, and whose address is

15700 BLUEMOUND ROAD, PROOKFIELD, WI 53005

("Lender").

Borrower owes Lender the principal and of SIXTY EIGHT THOUSAND DOLLARS AND NO/100

Dollars (J.S. \$

68,000.00

). This debt is evidenced by Borrower's note

located in

COOK

County, Illinois:

PARCEL I:

UNIT 2 AREA 29 LOT 3 IN SHEFFIELD TOWN UNIT 2 BEIN; A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNS 17 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT TERREOF RECORDED JUNE 12, 1970 AS DOCUMENT 21,182,109 IN COOK COUNTY, ILLINOIS.

PARCEL II:

EASEMENT APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE AS PENNED IN DECLARATION RECORDED OCTOBER 23, 1970 AS DOCUMENT 21,298,600 IN COOK COUNTY, ILLINOIS.

TAX NUMBER:

07-17-103-177

f

which has the address of

1826 LARGO COURT

SCHAUMBURG

(City)

Illinois

60194 [Zip Code]

("Property Address");

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any 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.

ILLINOIS-Single Family-FNMA/FHLMC UNIFORM INSTRUMENT

Form 3014 12/83

BOITING MEVDOMS' IF 60008 TRIZY HICKE KOVD MEGENICA MONICOGE' INC. PREPARED BY AND RETURN TO:

68-18-5 My Commission expires: Given under my hand and official seal, this LS 61 signed and delivered the said instrument as tree and voluntary act, for the uses and purposes therein subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that personally known to me to be the same person(s) whose nance(s) I, Clint Tody Nathuba. a Notary Public in and to said county and state, do hereby certify that myka L'Guiffre, diverced Nationalitied But to County se: STATE OF ILLINOIS, -Borrower (Seal) Borrower (Iso2). (Seal) Instrument and in any rider(s) executed by apprower and recorded with it. BY SIGNING BELOW, Borrew & accepts and agrees to the terms and covenants contained in this Security 🔲 Other(s) [specify] 🖟 Tabia : Tame - 1 betauber !! Manned Unit Development Rider

Topia Kamily Rider Condominium Rider Tobis AdistatibA 🔲 Instrument. [Check applicable box(es)]

38, 37, 37 is to this Security Instrument, If one or more riders are executed by Borrower and recorded together with this Security Learnment, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the commits and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument as if the rider(s) were a part of this Security sectional. Borrower waives all right of homestead examption in the Property.

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

21. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Lastrument, Lender shall release this Security Lastrument, Lender shall release this Security Lastrument. costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on but not limited to, reasonable attorneys' fees and costs of title evidence.

30. Lender in Possession. Upon acceleration under paragraph 19 or abandonment of the Property and at 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 receiver shall be applied first to payment of the receiver shall be applied first to payment of the receiver shall be applied first to payment of the property and collected or the receiver shall be applied first to payment of the receiver and approach of the property and collected or the receiver shall be applied first to payment of the property and collection of sents including those past due. Any rents collected but not the receiver shall be applied first to payment of the property and collection of sents including those past due.

this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 19, including, existence of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. The notice shall further laform Borrower of the right to relastate after acceleration and the right to assert in the foreclosure proceeding the non-laform development. breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under paragraphs 13 and 17 unless applicable for agreement in this Security Instrument (but not prior to acceleration under paragraphs 13 and 17 unless applicable for agreement in this society; (a) the action required to cure the 19, Acceleration; Remedies, Lender shall give notice to Borrower prior to acceleration following Borrower's

ИОИ-ПИІВОВИ СОЛЕИЧИЛЯ BOLLOMEL BUR Trudet Intiliet concusus and agree as jollows:

UNOFFICIAL COPY.

If Lender required mortgage insurance as a condition of making the loan secured by this Security Instrument, Borrower shall pay the premiums required to maintain the insurance in effect until such time as the requirement for the insurance terminates in accordance with Borrower's and Lender's written agreement or applicable law.

8. Inspection. Lender or its agent may make reasonable entries upon and inspections of the Property. Lender

shall give Borrower notice at the time of or prior to an inspection specifying reasonable cause for the inspection.

9. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in lieu of condemnation, are hereby

assigned and shall be paid to Lender.

In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. In the event of a partial taking of the Property, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the taking, divided by (b) the fair market value of the Property immediately before the taking. Any balance shall be paid to Borrower.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemnor offers to make an award or lettle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is anti-orized 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 Lenger 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 of Released; Forbearance By Lender Not a Walver. 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 amorpization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

11. Successors and Assigns Box ad; Joint and Several Liability; Co-signers. 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) i, co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the farms 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 such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limits, and (b) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limits, then: (b) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limits, then: (c) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limits, then: (c) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limits, then: (c) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limits, then: (c) any such loan charges shall be reduced by the amount necessary to reduce the charge to the permitted limits, then: (c) any such loan charges shall be reduced by the amount necessary to reduce the charges to the permitted limits, then: (c) any such loan charges shall be reduced by the amount necessary to reduce the charges to the permitted limits, then: (c) any such loan charges shall be reduced by the amount necessary to reduce the charges to the permitted limits, then: (c) any such loan charges to loan charges to reduce the charges to reduce the permitted limits, then: (c) an

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

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 view given as provided in this paragraph.

15. Governing Law; Severability. This Security Instrument shall be governed by federal I.w. and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the

Note are declared to be severable.

16. Borrower's Copy. Borrower shall be given one conformed copy of the Note and of this Security Instrument.

17. Transfer of the Property or a Beneficial Interest in Borrower. If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Security Instrument.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any

remedies permitted by this Security Instrument without further notice or demand on Borrower.

18. Borrower's Right to Reinstate. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earlier of: (a) 5 days (or such other period as applicable law may specify for reinstatement) before sale of the Property pursuant to any power of sale contained in this Security Instrument; or (b) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note had no acceleration occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees; and (d) takes such action as Lender may reasonably require to assure that the lien of this Security Instrument, Lender's rights in the Property and Borrower's obligation to pay the sums secured by this Security Instrument shall continue unchanged. Upon reinstatement by Borrower, this Security Instrument and the obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under paragraphs 13 or 17.

UNOFFICIAL COPY

cednesting payment.

the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from Any amounts disbursed by Lender under this paragraph 7 shall become additional debt of Borrower secured by this

Lender may take action under this paragraph 7, Lender does not have to do so. 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 regulations), then Lender may do and pay for whatever is necessary to protect the value of the Property and Lender's rights Lender's rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation or to enforce laws or fee title shall not merge unless Lender agrees to the merger in writing.

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

If Borrower fails to perform the coverants and agreements on there is a legal proceeding that may significantly affect and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect and agreements contained in this Security instrument, or there is a legal proceeding that may significantly affect.

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; 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,

Instrument immediately prior to the acquisition.

postpone the due date of 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 Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or

when the notice is given. offered to settle a claim, then Lender may collect the insurance proceeds. Lender may use the proc. eds to repair or restore the Property or to pay sums secured by this Security Instrument, whether or not then due. The 3-6 sy period will begin Borrower abandons the Property, or does not answer within 30 days a notice from Lender 1b. 4 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 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 restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be

carrier and Lender. Lender may make proof of loss if not made promptly by Boato ver

all receipts of paid premiums and renewal notices. In the event of loss, Borrower and give prompt notice to the insurance Lender shall have the right to hold the policies and renewals. If Lender requires, Borrower shall promptly give to Lender

All insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgage clause. unreasonably withheld.

insurance carrier providing the insurance shall be chosen by Borrows subject to Lender's approval which shall not be insured sgainst loss by fire, hazards included within the term "exten so deverage" and any other hazards for which Lender requires insurance. This insurance shall be maintained in the arroun's and for the periods that Lender requires. The requires insurance. This insurance shall be maintained in the arroun's and for the periods that Lender requires. The requires insurance are insurance shall be already to I sender to I sender the insurance shall be already to I sender to I sender the insurance are insurance are insurance and in the arrows the insurance are insurance and it is not be the insurance are insurance and it is not be the insurance are insurance are insurance and it is not be the insurance are insurance are insurance are insurance are insurance and it is not be the insurance are i

of the giving of notice.

notice identifying the lien. Borrower shall satisfy the lien or note or more of the actions set forth above within 10 days the Property is subject to a lien which may attain price by over this Security Instrument, Lender may give Borrower a receipts evidencing the payments.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrowet also becomes the payments.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrowet after the internation of the obligation secured by the lien in a manner acceptable to Lender; (b) contests ingread faith the lien by, or defends against enforcement of the obligation 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 authority to Lender and forman attain priority over this Security Instrument, Lender may give Borrower after Property is authority and part of the Property in a lien which may attain priority over this Security Instrument, Lender may give Borrower after Property is a lien which may attain priority over this Security Instrument, Lender may give Borrower and a lien which may attain priority over this Security Instrument, Lender may give Borrower and a lien which may attain priority over this Security Instrument, Lender may give Borrower and a lien which may attain priority over this Security Instrument, Lender may give Borrower and Lender may are a lien which may are a lien w

**Charge in the state of the st Note; third, to amounts payab e under paragraph 2; fourth, to interest due; and last, to principal due.

peregraphs I and 2 shall be applied: first, to late charges due under the Note; second, to prepayment charges due under the

Application of a syments. Unless applicable law provides otherwise, all payments received by Lender under application as a creat application applic

then immediately only to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of Upon to small promptly refund to Borrower Department, Lender shall promptly refund to Borrower Punds held by Lender, If under paragraph 19 the Property is sold or acquired by Lender, Lender shall apply, no later

emount neces any to make up the deficiency in one or more payments as required by Lender. amount of the Funds held by Lender is not sufficient to pay the escrow items when due, Borrower shall pay to Lender any 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 or monthly payments of Funds. If the

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

this Security Instrument.

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 Funds for which each debit to the Funds was made. The Funds are piedged as additional security for the sums secured by the funds are piedged as additional security for the sums secured by the funds are piedged as additional security for the sums secured by the funds are piedged as additional security for the sums secured by the funds are piedged as additional security for the fun The Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a federal or state agency (includes shall be held in an institution the deposits or accounts of which are insured or guaranteed by a federal or account or verifying the escrow items. Lender may not charge for holding and applying 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 remits interest to pay a feature of a philosole law.

basis of current data and reasonable estimates of future escrow items.

one-twelfth of: (a) yearly taxes and assessments which may attain priority over this Security Instrument; (b) yearly leasehold payments or ground tents 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 2. Funds for Laxes 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

1. Payment of Principal and Interest; Prepayment and Late Charges. Borrower 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. UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

THIS PLANNED UNIT DEVELOPMENT RIDER is made this 19TH day of MAY , 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

REGENCY MORTGAGE, INC.

(the "Lender")

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

1826 LARGO COURT, SCHAUMBURG, IL 60194

[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 "Declaration"). The Property is a part of a planned unit development known as

SHEFFIELD TOWN

[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 agree as follows:

- A. PUD Obligations. Por ower 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 the Owners Association; and (iii) any by-laws or other rules or regulations of the Owners Association. Borrower shall promptly (ay) when due, all dues and assessments imposed pursuant to the Constituent Documents.
- B. Hazard Insurance. So long as the Owners Association maintains, with a generally accepted insurance carrier, a "master" or "blanket" policy insuring the Projectly which is satisfactory to Lender and which provides insurance coverage in the amounts, for the periods, and against the haz tros Lender requires, including fire and hazards included within the term "extended coverage," then:

(i) Lender waives the provision in Uniform 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 Coven, at 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 it. Let of restoration or repair following a loss to the Property or to common areas and facilities of the PUD, any proceeds payable to Borrower are hereby assigned and shall be paid to Lender shall apply the proceeds to the sums secured by he 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, 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. Commant 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 required by law in the case of substantial destruction by fire or other casualty or in the case of a taking by condemnation or emine at 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 Owners 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, Borrower accepts and agrees to the terms and provisions contained in this PUD Rider.

Mina L. Shiffe (Seal)	. DEPT-01 RECORDING (Seal) \$15.2
MYRA L. GIUFFRE Borrower	. T#4444 TRAN 1963 64/09999996:54:66
(Scal)	. #3597 * ID > >

15 Mail

-87-293191

Property of Cook County Clork's Office