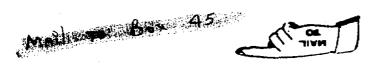


1-103206-CI Thomas

THIS INSTRUMENT WAS PREPARED BY: FIRST ILLINOIS MORTGAGE CORPORATION 1440 PENAISSANCE DRIVE PORT LOGE ILLINOIS 60606 Pra PATRICIA C NEWMAN



87366262

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DEPT-01 RECORDING

\$16.25

T#0222 TRAN 1762 07/02/87 16:22:00 #7261 # B *-B7-366262

MORTGAGE

OOK COUNTY RECOMDER

JAN THIS MORTGAGE ("Security Instrument") is given on JUNE 30, 19-87 The mic tg. gor is FELINA G. PENACERRADA, A SINGLE PERSON NEMER MARRIED AND LALLY X. DELICANA, A SINGLE PERSON NEVER MARKELD

("Borrower"). This lectrity Instrument is given to FIRST ILLINOIS P.N. OF EVANSTON, N.A.

which is organized and existing under the laws of THE UNITED STATES

, and whose address is

800 DAVIS STREET EVANSION IL 60204

("Lender").

Borrower owes Lender the princip 1 sum of SEVENTY SIX THOUSAND FOUR HUNDRED AND 00/100

Dollars (U.S. S --- 76, 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 3017 91ST, 2002 This Security Instrument secures to Lender: (a) the repayment of the debt videnced 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 Borro and sovenants 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

PARCEL 1

menits 504 and parking units G-37, in Building M, together with their Endivided percentage interests in the common elements in the Landings Document Number 25564893, in the Southwest 1/4 of Section 15. Township 41 North, Range 12 East of the Third Principal Meridian, in Cook County, 17) incis.

87386262

PARCEL 2

Essement for ingress and egress for the benefit of Parcul en 20053833 and 200744 and in the Declaration of Easements recorded as Document Number supplemented by Declaration recorded as Document Numbers 24436213, all in Cook County, Illinois.

MORTGAGOR ALSO HEREBY GRANTS TO THE MORTGAGEE 1TS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM AFORESAID.

THIS MORTGAGE IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

PIN#

UNIT 504 UNIT 6-37

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.

\$16.00 MAII

Form 3014 12/83

6 (IL) (8704)

CMTG

ILLINOIS-Single Family-FNMA/FHLMC UNIFORM IMETRUMENT VMP MORTGAGE FORMS . (319)289-8100 . (800)82 LOAN NUMBER: PENACERRADA

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Motery Public, State of Illinois My Commission Expires 8/10/88

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				et forth.
he uses and purposes therein	free and voluntary act, for t	7/3/14 SEIL	livered the said instrumen	ob bna bongie
cnowledged that + he Y	e this day in person, and acl	n appeared before m	the foregoing instrument	ot badirasdua
			· .	
	ne to be the same person(s) w	**	CEIDANG	M SENGIN NDOSER
LLAX LET TOWN , A SINGLE	ALI CHA CENERAM MENER AND LA	JONIE A , AOMHNOAMIN	tily that FELIUM G.	do hereby cei
الأخرى said county and state,	a Notary Public in		The Undersigned	ı,
	County ss:		JOOD : COOK	STATE OF ILL
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зажолюя—	ELINA G. PENACERRADA			
(Seal)	Johns P. Angecon			
	rded with it.	or Porrower and recor	beinany rider(s) executed	ns insmutisa
contained in this Security	to the terms and covenants	accepts and agrees	MING BELOW, BOTTOWA	BK 2K
			t(s) [sbecify]	મ્યાન્હ 🔲
	Development Rider	inU bennala []	nated Insmert Rider	ban 🤁 📄

2 2 → Family Rider Instrument. [Check applicable box(es)] this Security List proment, 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 as if the rider(s) were a part of this Security 28, Where to this Security Instrument. If one or more riders are executed by Borrower and recorded together with

K Condominium Rider

22, Waiver of Homestead, Borrower waives all right of homestead exemption in the Property.

Adjustable Pare Rider

21. Referee. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument without charge to Borrower shall pay any recordation costs. receiver's bonds and reasonable attorneys' fees, and then to the sums secured by this Security Instrument. coata of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on 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. Any rents collected by Lender or the receiver shall be applied first to payment of the 20. 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

but not limited to, reasonable attorneys' lees and costs of title evidence. 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 inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the nonsecured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. The notice shall further and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums 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; unless applicable law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the Trans of any covenant or agreement in this Security Instrument (but not prior to acceleration under paragraphs I stank of heavy 19. Acceleration; Remedies, Lender shall give notice to Borrower prior to acceleration following Borrower's

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

[1991]5]

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

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

foregoing is referred to in this Security Instrument as the "Property." 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

TOCETHER WITH all the improvements now or hereafter erected on the property, and all easements, rights,

("Property Address"); SIQUILIT 91009

which has the address of

SONIGNVI LLE6

Proberty of Cook County Clerk's Office

DES PLAINES

(Aub)

#Id

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PATRICIA C NEMMAN byz Dee Iltinois e0e0e PIRST JLLINOIS MORTGAGE CORPORATION THIS INSTRUMENT WAS PREPARED BY:

ANG MALLINER

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NON-UNIFORM COUNTY, A COVER and Lender fin he devenant from edited as follows:

19. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under paragraphs 13 and 17 unless applicable law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the 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 inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the non-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 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, but not limited to, reasonable attorneys' fees and costs of title evidence.

20. 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 Property including those past due. Any rents collected by Lender or the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on

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 Instrument without charge to Borrower. Borrower shall pay any recordation costs.

22, Waive, of Homestead. Borro	Borrower shall pay any recordation costs, wer waives all right of homestead exemption ment. If one or more riders are executed and agreements of each such rider shall be	on in the Property. by Borrower and recorded together with
supplement the covina its and agreem Instrument. [Check applicable box(es)]	ents of this Security Instrument as if th	e rider(s) were a part of this Security
Adjustable Kaic Titer	Condominium Rider	2-4 Family Rider
Graduated Paymen. P.Jer	Planned Unit Development Rid	er
Other(s) [specify]		
BY SIGNING BELOW, Borrower Instrument and in any rider(s) executed I	r accepts and agrees to the terms and by Horrower and recorded with it.	covenants contained in this Security
	Jeling gift	vacerrada (Scal)
•	FELINA G. PENACE	
	Miliano	(Seal)
	J. J. DELICAN	A
		(Seal) -Borrower
		(Seal)
		-Вопожег
	[Space Below This Line For Acknowledgment	0
•		1
STATE OF ILLINOIS, COOK	County	55:
I, The Undersigned	, a Notary P	ublic in and for a county and state
PERSON NEVER MARRIED .	PROCEERADA, A SINGE PERSON NEVER MARRI ersonally known to me to be the same po	-1.1.A
subscribed to the foregoing instrument	appeared before me this day in person	n, and acknowledged that + he 🗸
signed and delivered the said instrumer	nt as their free and voluntary	act, for the uses and purposes therein
set forth.	•	
Given under my hand and official	seal, this 3D day of Ju	eyry , 19 8)

My Commission expires:

michelle Thomas

Notary Public

MTGB

"OFFICIAL SEAL"
Michelle Thomas
Notary Public, State of Illinois
My Commission Expires 8/10/88

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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 cettle 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 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 of 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 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 Boy ad; Joint and Several Liability; Co-signers. The covenants and agreements of this Security Instrument shall bind and bene at 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 ferms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (a) 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 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 (c) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (c) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (c) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (c) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (c) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (d) any such loan charges shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (d) any such loan charges shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (d) any such loan charges shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (d) any such loan charges shall be reduced by the amount necessary to reduce the charges to reduce the charges to reduce the charges to reduce

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 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, hall 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, then given as provided in this paragraph.

15. Governing Law; Severability. This Security Instrument shall be governed by federal Lw 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 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.

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requeding payment.

Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the degree of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower 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. 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 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 bankruptcy, probate, for condemnation or to enforce laws or covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect If Borrower fails to perform the

fee title shall not merge unless Lender agrees to the merger in writing.

7. Protection of Lender's Rights in the Property; Mortgage Insurance. Borrower shall comply with the provisions of the lease, and if Borrower acquires fee title to the Property, the leasehold and change the Property, allow the Property to deteriorate or commit waste. If this Security Instrument is on a leasehold,

6. Preservation and Maintenance of Property; Leascholds. Borrower shall not destroy, damage or substantially

Instrument immediately prior to the acquisition. from damage to the Property prior to the acquisition shall pass to Lender to the extent of the sums secured by this Security under paragraph 19 the Property is acquired by Lender, Borrower's right to any insurance policies and inoceeds resulting postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of the payments. If

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or when the notice is given.

the Property or to pay sums secured by this Security Instrument, whether or not then due. The And period will begin offered to settle a claim, then Lender may collect the insurance proceeds. Lender may use the p occasts to repair or restore of the Property damaged, if the restoration or repair is economically feasible and Leng. I'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 Unless Lender and Borrower otherwise agree in writing, insurance proceeds and be applied to restoration or repair

All includes a standard mortgage clause. Lender shall have the right to hold the policies and renewals. If Lender and shall parempt give to Lender shall have the right to hold the policies and renewals. If Lender capital give prompt notice to the insurance all receipts of paid premiums and renewal notices. In the event of loss, Bon ower shall give prompt notice to the insurance carrier and Lender may make proof of loss if not made promptly by Bon ower.

unreasonably withheld.

insurance carrier providing the insurance shall be chosen by Borre wer subject to Lender's approval which shall not be insured against loss by fire, hazards included within the term "exter ded coverage" and any other hazards for which Lender requires. The requires insurance. This insurance shall be maintained in the arrownts and for the periods that Lender requires. The 5. Hazard Insurance. Borrower shall keep the in provements now existing or hereafter erected on the Property

of the giving of notice. agreement satisfactory to Lender subordinating the 'let, to this Security Instrument, If Lender determines that any part of the Property is subject to a lien which may attain pric.ity 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 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 of the fight part of the Property; or (c) secures from the holder of the lien an

receipts evidencing the payments.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) to be paid under this paragraph. If borrower 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 perron of amounts.

4. Chargest Liens. Dorrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may attain pricitly over this Security Instrument, and leasthold payments or ground rents, if any. Note; third, to amounts payath, under paragraph 2; fourth, to interest due; and last, to principal due,

any Funds held by Lender, the sale of the Property or its acquired by Lender, Lender shall apply, no later than immediately trib to the sale of the Property or its acquirition by Lender, any Funds held by Lender at the time of application as a circuit gainst the sums secured by this Security Instrument.

3. Application as a circuit gainst the sums secured by this Security Instrument.

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3. Application as a circuit gainst the sums secured by the Upon pryment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower

amount necessary 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 at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly payments of Funds. If the the due dates of the escrow items, shall exceed the amount required to pay the escrow items when due, the excess shall be,

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

this Security Instrument.

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 requires interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender 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 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.

one-twelfth of: (a) yearly taxes and assessments which rnay 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 hasts of current data. 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

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:

UNCERFORMAL FOR PY2 . 2

THIS CONDOMINIUM RIDER is made this 30TH day of JUNE , 19-87, and is Represented 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 ILLINOIS BANK OF EVANSTON, N.A.

(the "Lender")

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

9377 LANDINGS DES PLAINES ILLINOIS 60016

[Property Address]

The Property includes a unit in, together with an undivided interest in the common elements of, a condominium project known as:

LANDINGS CONDOMINIUM COACHLIGHT COURT DEVELOPMENT

[Name of Condominium Project]

(the "Condominium Project"). If the owners association or other entity which acts for the Condominium Project (the "Owners Association") holds title to property for the benefit or use of its members or shareholders, the Property also includes Borrower's interest in the Owners Association and the uses, proceeds and benefits of Borrower's interest.

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

- A. Condoratorium Obligations. Borrower shall perform all of Borrower's obligations under the Condominium Project's Constituent Documents. The "Constituent Documents" are the: (i) Declaration or any other document which creates the Condominium Project; (ii) by-laws; (iii) code of regulations; and (iv) other equivalent documents. Borrower shall promptly pay, when due, a', 0 ies 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 or the Condominium Project which is satisfactory to Lender and which provides insurance coverage in the amounts, for the periods, and against the hazards Lender requires, including fire and hazards included within the term "extended coverage," incn:
- (i) Lender waives the problem in Uniform Covenant 2 for the monthly payment to Lender of one-twelfth of the yearly premium installments for hazard in a cance on the Property; and
- (ii) Borrower's obligation under Uniform Covenant 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.

In the event of a distribution of hazard in unince proceeds in lieu of restoration or repair following a loss to the Property, whether to the unit or to common elements, any proceeds payable to Borrower are hereby assigned and shall be paid to Lender for application to the sums secured by the Security Instrument, with any excess paid to Borrower.

- C. Public Liability Insurance, Borrower shall talle 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, whether of the unit or of the common elements, or for any conveyance in lieu of condemnation, are hereby as given and shall be paid to Lender. Such proceeds shall be applied by Lender to the sums secured by the Security Instrument is provided in Uniform 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 Condominium Project, 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 eminent 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-manage on at of the Owners Association; or
- (iv) any action which would have the effect of rendering the public liability insurance to leage maintained by the Owners Association unacceptable to Lender.
- F. Remedies. If Borrower does not pay condominium dues and assessments when due, then Leader may pay them. Any amounts disbursed by Lender under this paragraph F shall become additional debt of Borrower sective 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 Condominium Rider.

Jelina Je Aracema FELINA OPENACERRADA	oda (Scal)
FELINA C. PENACERRADA	·Borrower
Allie X. DELICANA TO J. J.	-Borrower
, , ,	(Scal) -Borrower
	(Seal)
	Sien Original Only)

MULTISTATE CONDOMINIUM RIDER—Single Family-FNMA/FHLMC UNIFORM INSTRUMENT

Form 3140 12/83

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