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— [Space Above This Line For Recording Data] -Loan @ 202466 ... MORTGAGE THIS MORTGAGE ("Security Instrument") is given on July 16th The moraga gor is DORIS LEWS, (MIDOW) ("Borrower"). This Secretty Instrument is given to UNITYERSITY SAVE GS & LOAN ASSOCIATION which is organized and existing under the laws of the State of Illinois , and whose address is 5250 S LAKE PARK AVE , CHICAGO ILLEHOIS 60615 ("Lender"). Borrower owes Lender the principal sum of This rty-one thousand and NO/100 - - - - - -Dollars (U.S. 5 31,000.00). 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 This Security Instrument paid earlier, due and payable on August 1st 2017

This Security Instrument secures to Lender: (a) the repayment of the debity denced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with n'crest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borro's a 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 County, Illinois: located in , cook LEGAL DESCRIPTION

> UNIT NUMBER 2510-"S" IN THE NEWPORT CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: BLOCK 1 IN CHICAGO BEACH ADDITION, BEING A SUBDIVISION OF LOT "A" IN BEACH HOTEL COMPANY'S CONSOLIDATION OF CERTAIN TRACTS IN FRACTIONAL SECTIONS 11 AND 12, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING FROM SAID BLOCK 1 THAT PART THEREOF WHICH LIES NORTHEASTERLY OF A LINE 40 FEET SOUTHWESTERLY FROM AND PARALLEL TO THE NORTHEASTERLY (DINE OF SAID BLOCK) (SAID PARALLEL LINE BEING THE ART OF A CIRCLE HAVING A RADIUS OF 1568.16 FEET CONVEX SOUTHWESTERLY), IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEE'S OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 24730609 TOGETHER WITH YES UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS remain a sometamentementale

which has the address of

4000 E CHECHEN DAYON DE 42210

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Illinois

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("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 **€** (IL) (8704)

forth. free and voluntary act, for the uses and purposes therein and delivered the said instrument as subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that S he personally known to me to be the same person(s) whose name(s) is TIAN STAK do hereby certify that Ledusepro J , a Notery Public in and tor said county and state, ·I County ss: STATE OF ILLINOIS. 18WO110B (1552) Sorrower (lasc). (Scal) SIMET SI (Seal) BY SIGNING BELOW, Bocrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executor by Borrower and recorded with it. [{glicoge] (e)rothO [] Development Rider Graduated Pay.nent Rider " Adjustio le Rate Rider 🗍 2-4 Family Rider : Condominium Rider Instrument. [Cne's rapplicable box(es)] supplement it e covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security this Securit Wastumient, the covenants and agreements of each such rider shall be incorporated into and shall amend and 23. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with 22. Waiver of Homestead, Borrower waives all right of homestead exemption in the Property. Instrument without charge to Borrower. Borrower shall pay any recordation costs. 21. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security receiver's bonds and reasonable attorneys' fees, and then to the sums secured by this Security Instrument. costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on the Property including those past due. Any rents collected by Lender or the receiver shall be applied first to payment of the appointed receiver) shall be entitled to enter upon, take possession of and manage the Property and to collect the rents of prior to the expitation of any period of redemption following judicial sale, Lender (in person, by agent or by judicially 20. Lender in Possession. Upon acceleration under paragraph 19 or abandonment of the Property and at any time but not limited to, reasonable attorneys' fees and costs of title evidence. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 19, including, this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. before the date specified in the notice. Lender at its option may require immediate payment in full of all sums secured by existence of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured on or 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 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 unless applicable law provides otherwise). The notice shall specify; (a) the default; (b) the action required to cure the Veneral of any covernant or agreement in this Security Instrument that not prior to acceleration under mannaturing find the statement of the security in the s 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:

Michelle Harrison

Michelle Harrison

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Mobery Public. State of Illinois

Anti-connicting Expires 12/1/90

Anti-connicting Expires 12/1/90

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LOAN A

Given under my hand and official seal, this

My Commission expires:

borrower and Lender covenant and agree as follows UNIFORM COVENANTS

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.

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 Find's 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 paymen 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 again on 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 late charges due under the Note; second, to prepayment charges due under the Note; third, to amounts payable under paragraph 2; fourth, 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 owe ap yment. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph. If Borrow'r makes these payments directly, Borrower shall promptly furnish to Lender receipts evidencing the payments.

Borrower shall promptly discharge any line which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation's curred 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 of earth's 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 improvement, 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, 20 rower shall promptly give to Lender all receipts of paid premiums and renewal notices. In the event of loss, Borrower small 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-ua, 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.

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Beremen this Security Instrument and the obligations secured hereby shall remain fully effective as if no acceleration had obligation to pay the sums secured by this Security Instrument shall continue unchanged. Upon reinstatement by 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 security instrument, Lender's rights in the Property and Borrower's case of a assure that the lien of this Security Instrument, Lender's rights in the Property and Borrower's (a) pays Lender all sums which then would be due under this Security Instrument and the Note had no acceleration applicable law may specify for reinstatement) before sale of the Property pursuant to any power of sale contained in this Security Instrument. Those conditions are that Borrower: enforcement of this Security Instrument discontinued at any time prior to the earlier of: (a) 5 days (or such other period as

18. Borrower's Right to Reinstate. If Borrower meets certain conditions, Borrower shall have the right to have remodies permitted by this Security Instrument without further notice or demand on Borrower. this Security Instrument. It Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any

of a reless than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period

federal law as of the date of this Security Instrument.

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

Transfer of the Property or a Beneficial Interest in Borrower. If all or any part of the Property or any mitterest in it is sold or transferred for if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural 16. Borrower's Copy. Borrower shall be given one conformed copy of the Note and of this Security Instrument.

Note are declared to be severable. Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Lastrument or the Note which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the

15. Governing Law: Severability. This Security Instrument shall be governed by feders law and the law of the catediction in which the Property is located. In the event that any provision or clause of this Security Instrument of the

ារជន ២នីស្វាន់ ទាំង ពា provided for in this Security Instrument shall be deemed to have been given to Borrower of Lender when given as provided mating 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 by 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 first class mail to Lender's address stated herein or any other address Lender designates by notice to Borrower. Any notice

14. Sotices. Any notice to Borrower provided for in this Security Insert ment shall be given by delivering it or by _1 นุสยมริชมชส

require immediate payment in full of all sums secured by this Security Instrument and may invoke any remedies pequire inmediate payment in full of all security the second paragraph of paragraph of the second paragraph of rendering any provision of the Note or this Security Instrument unenfolce the according to its terms. Lender, at its option,

13. Legislation Affecting Lender's Rights. If enactment of applicable laws has the effect of partial prepay ment without any prepayment charge under the Not. 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. It a reduces principal, the reduction will be treated as a under the Note or by making a direct payment to Borrower. It a reduces principal, the reduction will be treated as a

charges, and that law is finally interpreted so that the interest or other loan charge sollected or to be collected in connection with the loan exceed the permitted limits, their (a) any such loan charge shall be reduced by the amount If the loan secured by this security Instrument is subject to a law which sets maximum loan 12. Loan Charges.

трат Вотгомет's consent. 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 of the terms of this Security Instrument or the Note without

of paragraph 17. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument only to mortgage, grant and convey that Borrower's metest in the Property on let the terms of this Security Instrument. (b) is not personally obligated to pay that Borrower's metest in the Property on let the terms of this Security Instrument. (b) is not personally obligated to pay that this Security Instrument shall bind and I enent the successors and assigns of Lender and Borrower, subject to the provisions 11. Successors and Assigne Round; Joint and Several Liability; Co-signers. The covenants and agreements of

shall not be a waiver of or preclud and exercise of any right or remedy. by the original Borrower or borroyea's successors in interest. Any forbearance by Lender in exercising any right or remedy payment or otherwise modify in northzation of the sums secured by this Security Instrument by reason of any demand made Lender shall not be trun ted to commence proceedings against any successor in interest or refuse to extend time for interest of Borrower's fall for operate to release the liability of the original Borrower or Borrower's successors in interest. modification of ar article for the sums secuted by this Security Instrument granted by Lender to any successor in

10. Borro de Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or postpone the die date of the monthly payments referred to in paragraphs I and 2 or change the amount of such payments.

to the sums seemed by this Security Instrument, whether or not then due. Unless, ender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or given. Lender is authorized to collect and apply the proceeds, at its option, either to restoration or repair of the Property or

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 paid to Borrower,

before the taking, divided by (b) the fair market value of the Property immediately before the taking. Any balance shall be the amount of the proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately 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 unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by

In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Security assigned and shall be paid to Lenden. any condemnation or other taking of any part of the Property, or for conveyance in lieu of condemnation, are hereby

9. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with shall give Borrower notice at the time of or prior to an inspection specifying reasonable cause for the inspection.

8. Inspection. Lender or its agent may make reasonable entries upon and inspections of the Property. Lender insurance terminates in accordance with Borrower's and Lender's written agreement or applicable law. Bostower shall pay the premiums required to maintain the insurance in effect until such time as the requirement for the

1) Lender required mortgage insurance as a condition of making the loan secured by this Security Instrument.

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THIS CONDOMINIT M RIDER is made this and is incorporated into and shall be deemed to amend and sur "Security Instrument") of the same date given by the undersign	day of CCly 19 77 ; oplement the Mortgage, Deed of Trust or Security Deed (the ed (the "Borrower") to secure Borrower's Note to
of the same date and covering the Property described in the Sec-	
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The Property includes a unit in, together with an undivided i known as:	
Name of London	ning the services of the servi
(the "Condominium Project"). If the owners association or a "Owners Association") holds title to property for the benefit includes Borrower's interest in the Owners Association and the	or use of its members or shareholders, the Property also- uses, proceeds and benefits of Borrower's interest
Borrower and Lenger further covenant and agree as follows A. Condom'airm Obligations. Borrower shall perfor Project's Constituent Docume creates the Condominiur Poject, (ii) by-laws, (iii) code of regular promptly pay, when due, all all wand assessments imposed purs B. Hazard Insurance, So long as the Owners Associati "master" or "blanket" policy on the Condominium Project whereage in the amounts, for the periods, and against the hawithin the term "extended coverage." then: (i) Lender waives the provision in Uniform Coven the yearly premium installments for hazard in an ance on the Property premium installments for hazard in an ance on the Property of the extent that the required anyerage is pay. Borrower shall give Lender prompt notice of a distribution of hazard means of a prose Property, whether to the unit or to common elements, in y propaid to Lender for application to the sams secured by the Security Insurance, Borrower shall take so Association maintains a public liability insurance policy accepted. D. Condemnation. The proceeds of any award or claim connection with any condemnation or other taking of all or any elements, or for any conveyance in heu of condemnation, are shall be applied by Lender to the sums secured by the Security In E. Lender's Prior Consent. Borrower shall not, exceeding the partition or subdivide the Property or consent to the abandonment or termination of the Consequired by law in the case of substantial destruction by fire or eminent domain: (iii) termination of professional management and or (iv) any action which would have the effect of renthe Owners Association unacceptable to Lender.	lations, and two other equivalent documents. Borrower shall mant to the Constituent Documents on maintains, with a generally accepted insurance carrier, a fach is satisfactory to Lender and which provides insurance rards. Lender requires including fire and hazards included mant 2 for the monthly payment to Lender of one-twelfth of operty, and into 5 to maintain hazard insurance coverage on the Property orded by the Owners Association policy. Orequired hazard insurance coverage freeds in hear of restociation or repair following a loss to the ceeds payable to Borrower are hereby assigned and shall be as Instrument, with any excess paid to Borrower, the actions as may be reasonable to insure that the Owners of actions as may be reasonable to insure that the Owners of actions as may be reasonable to insure that the Owners of admages, direct or cor sequential, payable to Borrower in pair of the Property, whether of the unit or of the common hereby as gived and shall be paid to Lender. Such proceeds instrument as provided in Uniform Covenant 9, pt after notice to Lender and with Lender's prior written forminum Project, except for abandonment or termination other casualty or in the case of a taking by condemnation or attuent Documents if the provision is for the express benefit of assumption of self-managero int of the Owners Association; dering the public liability insurance of serage maintained by these and assessments when due, then Lender may pay them, become additional debt of Borrower second by the Security of payment, these amounts shall bear interest in om the date of a upon notice from Lender to Borrower requesting payment, upon notice from Lender to Borrower requesting payment.
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WHITE STATES AND	(Scal)
5289 S. Lot a Rock Ave. Chicago, III. Cooks	-Borrower (Sign Original Only)

ADDENDUM TO ADJUSTABLE RATE/GRADUATED PAYMENT RIDER

WINDERFY SANDIGG & LOW ASSOCIATIO: (the "Lender") and dated the same date as this Addendum (the "Note"), covering the property described in the Security Instrument and lowered at:

4000 S CHICAGO PENCH DD 60510, CHICAGO, IL FOGIS [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 PATEREST 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 Crave't 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 2 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 activate ole rate to a fixed rate also is called a "Conversion Date." I can comert 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 server (1.0%) of the unpaid principal I am expected to owe on that Conversion Date plus U.S. S

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 30-day mandatory delivery containments in effect as of the date 45 days before the Conversion Date, plus five-eighths of one percent (0.625%). If this required net yield is not available, the Note Holder will determine my interest rate by using a comparable figure.

3. Reduction of Principal Balance Before Conversion; Appraisal

If the unpaid principal I am expected to owe on the Conversion Date will be preater 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 closen 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 6, eater 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 on the maturity date at my new fixed interest rate in substantially equal payments. The result of this calculation will be the new amount of my monthly payment. Beginning with my first monthly payment after the Conversion Date. I will pay the new amount as my monthly payment until the maturity date.

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

If Borrower exercises the Conversion Option under the Note as stated in Section A of this Addendum To Adjustable Rate/Graduated Payment Rider, the amendment to Uniform Covenant 17 of the Security Instrument contained in the Rider shall cease to be in effect, and the provisions of Uniform Covenant 17 of the Security Instrument shall instead be in effect, as follows:

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

any remedies permitted by this Security Instrument without further notice or demand on Borrower. by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke on less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period

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ADJUSTABLE RATE RIDER

(1 Year Treasury Index-Rate Caps)

THIS ADJUSTABLE RATE RIDER is made this | Louis day of July 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 Adjustable Rate Note (the "Note") to

(the "Lender") of the same date and covering the property described in

the Security Instrument and located at:

KOPE S CHOMP THAT PR FREIR, CHOMP, IL 50515

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

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

A. INTEREST RATE AND MONTHLY PAYMENT CHANGES

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

INTEREST RATE AND MONTHLY PAYMENT CHANGES

(A) Change Dates

. 19 88, and on that day The interest rate I will pay may change on the first day of AUGUST every 12th month thereafter. Each date on which my interest rate could change is called a "Change Date."

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

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

(C) Calculation of Changes

Before each Change Date, the Note Holder will calculate my new interest rate by adding Two and three %) to the Current Index. The Note Holder will then round the percentage points (**** result of this addition to the nearest one-eighth of one percentage point (0 125%). Subject to the limits stated in Section 4(D) below, this rounded amount will be my new interest rate until the next Change Date.

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

(D) Limits on Interest Rate Changes

The interest rate I am required to pay at the first Change Date will not be greater than \$10.250 .250 %. Thereafter, my interest rate will never be increased or decreased on any single Change Date by more than two percentage points (2.0%) from the rate of interest I have been paying for the preceding walve months. My interest rate will never be greater than

(E) Effective Date of Changes

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

again. (F) Notice of Changes

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

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

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

Transfer of the Property or a Beneficial Interest in Borrower. 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. Lender also shall not exercise this option if: (a) Borrower causes to be submitted to Lender information required by Lender to evaluate the intended transferee as if a new loan were being made to the transferee; and (b) Lender reasonably determines that Lender's security will not be impaired by the loan assumption and that the risk of a breach of any covenant or agreement in this Security Instrument is acceptable to Lender.

To the extent permitted by applicable law, Lender may charge a reasonable fee as a condition to Lender's consent to the loan assumption. Lender may also require the transferee to sign an assumption agreement that is acceptable to Lender and that obligates the transferee to keep all the promises and agreements made in the Note and in this Security Instrument. Borrower will continue to be obligated under the Note and this Security Instrument unless Lender releases Borrower in writing.

	or defined on Borrower.
Lender may invoke any remedies permitted by this Security Instrument without further notice	expiration of this period,
all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the	
ovide a period of not less than 30 days from the date the notice is delivered or mailed within	tion. The notice shall pr
he option to require immediate payment in full, Lender shall give Borrower notice of accelera-	If Lender exercises t

o) spata.

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

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