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COOK COUNTY, ILLINOIS
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Boulevard Bank

Member FDIC

410 North Michigan Avenue Chicago, Illinois 60611-0611(312) 836-0310

(Please Show This Slip For Recording Date)

MORTGAGE

\$16.00

THIS MORTGAGE ("Security Instrument") is given on **November 27, 1988**. The mortgagor is **John W. Dowling and Geraldine R. Dowling, His Wife** ("Borrower"). This Security Instrument is given to **Boulevard Bank** a national banking association, which is organized and existing under the laws of the **United States of America**, and whose address is **410 N. Michigan Avenue, Chicago, Illinois 60611** ("Lender").

Borrower owes Lender the principal sum of **Two Hundred Thirty Five Thousand and 00/100 Dollars (U.S. \$235,000.00)**. 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 paid earlier, due and payable on **December 1, 2018**. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender the following described property located in **City of Chicago, Cook County, Illinois**:

to wit:

LOT 78 IN CLARK'S AND THOMAS SUBDIVISION OF LOT 4 IN BLOCK 9 IN SHEPHERD'S ADDITION TO CHICAGO IN THE SOUTH EAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST 10 THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This instrument was prepared by **E. R. Hanson**, **416 N. Michigan Ave., Chicago, IL 60611**

FIN # 14-32-415-807-0000

which has the address of **1375 North Knox Avenue** **Chicago**
(Street) (City)
 Illinois **60614** (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 seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

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

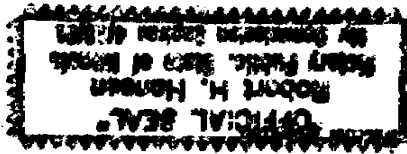
71-75-471 Pa Duzinski (ALD)

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419 NORTH MICHAEL AVENUE
CHICAGO, ILLINOIS 60611-4181
All: Parcel Services
Backward Bank

Chicago, Illinois 60611
1111 N. Dearborn Avenue
(Address)
E. H. Hanson
(Name)
The instrument was prepared by:

MAIL THIS INSTRUMENT TO
AFTER RECEIVING
Notice Public



10/14/12

On under my hand and official seal, this 13th day of November, 2012, at the City of Chicago, Illinois, I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Robert H. Hanson and Jacqueline K. Dowling, his wife, are, presently known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein expressed.

STATE OF ILLINOIS, Cook County, Illinois
Robert H. Hanson (Seal)
Jacqueline K. Dowling (Seal)

STATE OF ILLINOIS, Cook County, Illinois
Robert H. Hanson (Seal)
Jacqueline K. Dowling (Seal)

By signing below, Borrower agrees and consents to the terms and covenants contained in this Security Instrument and hereby certifies that the same are correct and agreed to with it.

- 1-1 Condominium Rider
- 2-4 Family Rider
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- 100-10 Condominium Rider

15. Acceleration Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's default under this Security Instrument and not prior to acceleration under paragraphs 15 and 17 hereof and shall give notice to Borrower by which the default must be cured. The notice shall specify: (a) the default; (b) the action required to cure the default; and (c) 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 specify the date on which the right to release after acceleration and the right to assert in the foreclosure proceeding the non-acceleration of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured by 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 15, including, but not limited to, reasonable attorney's fees and costs of this evidence.

16. Lender in Possession. Upon acceleration under paragraph 15 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, but not limited to, any rents collected by Lender or the receiver shall be applied first to payment of the cost of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on property, and other expenses incurred in the management of the Property. Lender shall release this Security Instrument when the amount of all sums secured by this Security Instrument, including, but not limited to, interest, principal, and expenses, has been paid in full to the sums secured by the Security Instrument.

17. Insurance. This Security Instrument shall be subject to the terms and conditions of the Security Instrument, Lender shall release this Security Instrument when the amount of all sums secured by this Security Instrument, including, but not limited to, interest, principal, and expenses, has been paid in full to the sums secured by the Security Instrument.

18. Release of Lien. Upon completion of the terms and conditions of this Security Instrument, Lender shall release this Security Instrument when the amount of all sums secured by this Security Instrument, including, but not limited to, interest, principal, and expenses, has been paid in full to the sums secured by the Security Instrument.

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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 settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the proceeds, at its option, either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of such payments.

10. **Borrower Not Released; Forbearance By Lender Not a Waiver.** Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successors in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any 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 Bound; 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) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without that Borrower's consent.

12. **Loan Charges.** If the loan secured by this Security Instrument is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed the permitted limits, then: (a) any such loan charges shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge under the Note.

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 action specified in the second paragraph of paragraph 17.

14. **Notices.** Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to Lender's address stated herein or any other address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.

15. **Governing Law; Severability.** This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. In the event that any provision 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.

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1. Purpose of Principal and Interest Payment (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. Basis 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 and due under the Note, until the Note is paid in full, a sum ("Funds") equal to one-fourth of (a) yearly taxes and assessments which may attach to the Property, (b) yearly hazard insurance premiums, and (c) 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.

3. Funds to be Held in an Escrow Account Lender shall hold in an escrow account 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, unless Lender may not charge for holding and applying the Funds, unless Lender permits Lender to make such a charge. Borrower and Lender 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 and the debt due to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the purpose for which each debt to the Funds was made. The Funds are pledged as additional security for the sums secured by this Security Instrument.

4. Escrow Items Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may attach to the Security Instrument, and leasehold payments or ground rents, if any. Borrower shall pay these obligations in the manner provided in paragraph 2, or if not paid in that manner, Borrower shall pay them on time directly to the person owed payment. Borrower shall promptly furnish to Lender all notices of amounts ready to be paid under this paragraph. If Borrower makes these payments directly, Borrower shall promptly furnish to Lender receipts evidencing the payments.

5. Escrow Advances Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and any other hazards for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's approval which shall not be unreasonably withheld.

6. Escrow Policies and Renewals Lender shall include a standard mortgage clause in all escrow policies and shall have the right to hold the policies and renewals. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

7. Restoration or Repair 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 sums paid to Borrower. If Borrower abandons the Property, or does not cover within 30 days a new policy from Lender that the insurance carrier has offered to issue a claim, then Lender may collect the insurance proceeds. Lender may use the proceeds to repair or restore the Property or to pay sums secured by this Security Instrument, whether or not then due. The 30-day period will begin when the notice is given.

8. Escrow Accounts 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 from damages to the Property prior to the acquisition shall pass to Lender to the extent of the sum secured by this Security Instrument immediately prior to the acquisition.

9. Preservation and Maintenance of Property Lender shall not destroy, damage or substantially change the Property, allow the Property to deteriorate or consent to any such action. 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.

10. 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, or 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 attorney's fees and entering on the Property to make repairs. Although Lender may take action under this paragraph 10, Lender does not have to do so.

11. Any amount disbursed by Lender under this paragraph 10 shall become additional debt of Borrower secured by this Security Instrument. Lender 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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CAPPED ONE-YEAR ARM RIDER TO THE MORTGAGE/DEED OF TRUST/ SECURITY DEED

(One Year Index—Interest Rate Cap)

THIS CAPPED ONE-YEAR ARM RIDER is made this 17th day of November 1989, and is incorporated into and extends and supplements the Mortgage, Deed of Trust or Security Deed (the "Security Instrument") of the same date given by me (the "Borrower") to ECOLETARE BANK NATIONAL ASSOCIATION, 510 N. MICHIGAN AVENUE, CHICAGO, IL 60611, (the "Lender" or "Note Holder") of the same date and covering the property described in the Security Instrument and located at:

1675 North Hand Avenue
Chicago, Illinois 60614
(Property Address)

THE NOTE CONTAINS PROVISIONS ALLOWING FOR CHANGES IN MY INTEREST RATE AND MY MONTHLY PAYMENT. IF MY INTEREST RATE INCREASES, MY MONTHLY PAYMENTS WILL BE HIGHER. IF MY INTEREST RATE DECREASES, MY MONTHLY PAYMENTS WILL BE LOWER.

Additional Covenants: In addition to the covenants and agreements made in the Security Instrument, the Lender and I further covenant and agree as follows:

A. INTEREST RATE AND MONTHLY PAYMENT CHANGES

The Note provides for an initial interest rate of 7.50%. The Note provides for changes in the interest rate and the monthly payments as follows:

4. INTEREST RATE AND MONTHLY PAYMENT CHANGES

A. Change Dates

The interest rate I will pay may change on the first day of December, 1989, and on that day every 12th month thereafter. Each date on which my interest rate could change is called a "Change Date."

B. The Index

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 one year. The Index is published weekly by the Federal Reserve Board in Statistical Release H.15(519). The most recent published Index figure at the time that the "Notice of Changes" is prepared by the Note Holder is called the "Current Index." If the Index is no longer available, the Note Holder will choose a new index which is authorized by the Comptroller of the Currency and which is based 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 2.500 percentage points (the "Margin") to the Current Index. The Note Holder will then round the result of this addition up to the next highest one eighth of one percentage point (0.125%). This rounded amount will be my new interest rate until the next Change Date, subject to these interest rate cap limitations:

- (i) Any change in the interest rate in effect on any Change Date will not exceed 2 percentage points, and
- (ii) The maximum interest rate which may be imposed will not exceed the initial interest rate plus 6.00 percentage points and the minimum interest rate which may be imposed will not be less than the initial rate minus 6.00 percentage points.

The Note Holder will then determine the amount of the monthly payment that would be sufficient to repay in full by the Maturity Date the unpaid principal that I am expected to owe at the Change Date. This monthly payment will be calculated on the basis of my new interest rate and will provide for substantially equal monthly payments. The result of this calculation will be the new amount of my monthly payment.

D. Effective Date of Change

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

E. 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 ("Notice of Changes") approximately 45 days before the effective date of any interest rate 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 questions I may have regarding the notice.

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C. TRANSFER OF THE PROPERTY OR A BENEFICIAL INTEREST IN BORROWER; ASSUMPTIONS

Uniform Covenant 17 of the Security Instrument is amended 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 covered 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 in connection with any sale or transfer if:

- (a) I agree to be re-submitted to Lender information required by Lender to evaluate the intended transferee as if a new loan were being made to the transferee;
- (b) Lender ratably 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; and
- (c) Lender and the transferee agree to make the highest rate, the floor and the interest rate change caps to the Lender's then current requirements. "Lender" means the owner of any note if it has been sold by the original Lender on the secondary market.

To the extent permitted by applicable law, Lender may exercise a permissible 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. I will continue to be obligated under the Note and this Security Instrument unless Lender expressly agrees in writing.

If Lender exercises the option to require immediate payment in full, Lender shall give me notice of acceleration. The notice shall provide a period of not less than 30 days after the notice is delivered or mailed within which I must pay all sums covered by this Security Instrument. If I fail to pay these sums prior to the expiration of this period, Lender may begin any remedies permitted by this Security Instrument without further notice or demand on me.

BY SIGNING BELOW, I (we) accept and agree to the terms and conditions contained in this Gapped One-Year ARM Rider.

[Signature]
JUNE 9, 2010
I, Cynthia R. Bowling
CYNTHIA R. BOWLING

