1501 Woodfield Rd. Schaumburg, Illinois 60173 Attn: Julie Williams

68004592

TRAN 2011 01/05/38 15:44:00 46493 # 10 // 每一台22一台645 REGRED LA YTHUGO NOOD

[Space Above This Line For Recording Data]

MORTGAGE

THIS MC 37 GAGE ("Security Instrument") is given on December. 29...... 19..87.. The mortgaror is Nancy..A...Thoennissen...Divorced.not.since.remarried.....("Borrower"). This Security Instrument is given to Northern Trust 8a k/Woodfield , which is organized and existing under the laws of 1, (i) nois and whose address is 1501 Woodfield Rd., 3 haumburg, Illinois 60173 ("Lender"). Borrower owes Lender the principal sum of "Forty seven thousand one hundred seventy five and not 100 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 "January 1, 2018". This Security Instrument secures to Lender: (a) the repayment of he 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 Porrower'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 Third Principal Meridian, in Cook County. Inlinois; which plat of survey is attached as Exhibit "B" to Declaration of Condominium made by American National Bank and Trust Company of Chicago, a National Banking Association, as trustee under Trust Agreement dated May 30, 1979 and known as Trust No. 46656, recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 25252295 as amended from time to time; together with a percercize of the Common Elements appurtenant to said Unit as set forth in said Declaration, as amended from time to time, which percentage shall automatically change in accordance with Amended Declarations as same are filed of record pursuant to aid Declaration, and together with additional Common Elements as such Amended Declarations are filed of record, in the percentages set forth in such Amended Declarations, which percentages shall automatically be deemed to be conveyed effective on the recording of each, such Amended Declaration as though conveyed hereby.

-88-00-592

07-27-102-019-133

"Schaumburg

..... ("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.

> \$17.00 MAIL 3014 12/83

tija vaj en reviĝato nombro Stija kastronja kaj kaj kaj My commission expires: 6/27/85 Notary Public Given under my hand and official seal this 29 day of December, 1987. delivered the said instrument as her free and voluntaly act, for the uses and purposes appeared before me this day in person, and acknowledged that she signed, sealed and known to me to be the same person whose name is subscribed to the foregoing instrument, I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mancy A. Thoennissen, divorced and not since remarried, personally State of Illinois, County of Cook (Space Below Th', Line For Acknowledgment) — Mancy A. Thoennissen —Borrower Instrument and in any rider(s) exeauted by Borrower and recorded with it. MY SIGNING BELOW, DATIOWER accepts and agrees to the terms and coverants contained in this Security Other(s) [specify] Planned Unit Development Rider Craduate Pa ment Rider X Condominium Rider Tabia Staff Rate Rider Z→ Family Rider A Property of the Million of Manual Administration of the Section of the Contract of the Contr Instrument, [Ches.k applicable box(es)]: supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security this Security Elstrument, 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' (ees, 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 expiration 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 purauing the remedies provided in this paragraph 19, including, this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. 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 breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under paragraphs 13 and 17 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:

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 of sottle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender i. ac Corized 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 Lende and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of in a monthly payments referred to in paragraphs 1 and 2 or change the amount of such payments.

10. Borrower And Poleased; 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 are suzation of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's accessors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the everuse 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) i. cc-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the tern's of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) crees 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) my such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any care 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 red ices 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 steps, pecified in the second paragraph of

paragraph 17.

14. Notices. Any notice to Borrower provided for in this Security Instrument and be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The netice 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 o id the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security 1 strument 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. 1 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.

requesting payment.

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

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

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

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, Freservation and Maintenance of Property, Leaseholds. 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 proceeds resulting postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amoun' of the payments. If 🔄 🛣 Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principol shall not extend or

when the notice is given, where the same Borrower abandons the Property, or does not answer within 30 days a notes from some proceeds to repair or restore offered to settle a claim, then Lender may collect the insurance proceeds. Lender may use the proceeds to repair or restore offered to settle a claim, then Lender may collect the insurance proceeds. Lender may use the proceeds to repair or restore Borrower abandons the Property, or does not answer within 30 days a notice from Lender (13) the insurance carrier has applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. If 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, he insurance proceeds shall be

all receipts of paid premiums and renewal notices. In the event of loss, Bor ower shall give prompt notice to the insurance carrier and Lender may make proof of loss if not made promptly by Bor over the applied to restoration or repair unless Lender and Borrower otherwise agree in writing, insurance proceeds a lall be applied to restoration or repair Lender shall have the right to hold the policies and renewals. If Lender riquires, Borrower shall promptly give to Lender

All insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgage clause. water the state of the same of the state of the state of the same of unreasonably withheld. 🖭

insurance carrier providing the insurance shall be chosen by Bo,rc we subject to Lender's approval which shall not be insured against loss by fire, hazards included within the term exten led coverage" and any other hazards for which Lender requires. The periods that Lender requires. The

5. Hazard Insurance. Borrower shall keep the in pro' ements now existing or hereafter erected on the Property of the giving of notice.

notice identifying the lien. Borrower shall satisfy the lien or ake one or more of the actions set forth above within 10 days the Property is subject to a lien which may attain priority over this Security Instrument, Lender may give Borrower a agreement satisfactory to Lender subordinating the Ver to this Security Instrument. If Lender determines that any part of 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 agrees in writing to the payment of the obligation, coursed by the lien in a manner acceptable to Lender; (b) contests in good receipts evidencing the payments.

to be paid under this paragraph. If Box ower makes these payments directly, Borrower shall promptly furnish to Lender pay them on time directly to the person swed payment. Borrower shall promptly furnish to Lender all notices of amounts Borrower shall pay these obligations in the manner provided in paragraph 2, or if not paid in that manner, Borrower shall

Property which may attain prio ity over this Security Instrument, and leasehold payments or ground rents, if any, 4. Charges; Liens, & borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Note; third, to amounts payable, under paragraph 2; fourth, to interest due; and last, to principal due.

Application of Papplication of Payments. * Unless applicable haw provides otherwise, all payments received by Lender under paragraphs I and 2 shall be applied: first, to late charges due under the Note; second, to prepayment charges due under the

application as a creat regainst the sums secured by this Security Instrument. than immediately raint to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of any Funds held by Lender. If under paragraph 19 the Property is sold or acquired by Lender, Lender shall apply, no later

amount necessary to make up the deficiency in one or more payments as required by Lender. Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower

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,

this Security Instrument.

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

purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the sums secured by shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the 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

one-twelfth of: (a) yearly taxes and assessments which may attain priority over this countries; and (d) 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 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, Management 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.

2. Funds for Taxes and Insurance. Subject to applicable law or to a written waiver by Lender, Borrower shall pay to I and the Note in the day monthly as any ("Funds") count to a written waiver by Lender, Borrower shall pay to I ender on the day monthly assume ("Funds") count to I and the law monthly sevent the law monthly assume the law monthly assume the law monthly resuments are due until the Note is paid in full a sum ("Funds") count to I and the law monthly resuments are due until the Note is paid in full a sum ("Funds") count to I and I a

ADJUSTABLE RATE RIDER

(1 Year Treasury Index-Rate Caps)

THIS ADJUSTABLE RATE RIDER is made this 29thday of . 19 87 and is December 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 Northern Trust Bank/Woodfield

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

the Security Instrument and located at:

717 Killarney Court, Schaumburg, Illinois 60193

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 COVENANTS. 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

The Note provides for an in Gal interest rate of 7.75 %. The Note provides for changes in the interest rate and the monthly payments, as follows:

INTEREST RATE AND MONTHLY PAYMENT CHANGES

(A) Change Dates

The interest rate I will pay may charge on the first day of ... January ... , 1989 ..., and on that day 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 tate est 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 Hold r will choose a new index 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 two hundred seventy five percentage points (2.75 %) to the Carrin Index. The Note Holder will then round the 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 1 a next Change Date.

The Note Holder will then determine the amount of the monthly payment that would be sufficient to repay the unpaid principal that I am expected to owe at the Change Date in full on the maturity date at my new interest rate in substantially equal payments. The result of this calculation will be the new a noting 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 9.25 %. 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 'welve 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.

-822A (8707)

<u> ત્રાંચ કે</u> જ્ઞાંચાર્ય છે. જે ઉંદું કરાયે કર્યું હતા છે કર્યું છે. (Seal) Mancy A. Theannissen - Borrower Rider. BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Adjustable Rate agta y Geam on the constant and Mayerin 1900. To also to all fights in the best one of equine with An Mark fight saile afrain. The arm in the transport of the first of the first of the leads of the first and the ु किर इस्तरी में किसी है जिसी है जिसी है है अपने अपने अपने हैं है कि मान की महिला की है है है Andrews (See Section 1) and the section of the sect માં <mark>મહેલું કુન કે તો તાલામાં તે</mark> છે. તે કે પાસ્ત્ર કે તમારી તે કે તે છે. માને કોર્યો કે પાસ્ત્ર કોર્યો માને કોર્યો આમામાં તો કુ કાર્યો કું કે મુખ્ય માણે કાર્યો છે. તે તો માને કાર્યો કાર્યો કે માને કાર્યો કોર્યો કોર્યો કોર્યો ક

If Lender exercises the option to require immediate payment in full, 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 expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice

or demand on Borrower.

50004592

UNOFFICIAL COPY 2 CONDOMINIUM RIDER

THIS CONDOMINIUM RIDER is mad	ethis 29 day of December	, 1987
	to amend and supplement the Mortgage, Deed given by the undersigned (the "Borrower") to sodfield	ecure Borrower's Note to
	escribed in the Security Instrument and located	at:
	chaumburg, Illinois 60193	·
	an undivided interest in the common elements o	f, a condominium project
known as: Lakewood Conde	ominium Association	
"Owners Association") holds title to property	(Name of Condominium Project) association or other entity which acts for the C y for the benefit or use of its members or sharel ssociation and the uses, proceeds and benefits of	holders, the Property also
CONDOM! AUM COVENANTS. In ac Borrower and Len ier further covenant and a	ddition to the covenants and agreements made in gree as follows:	the Security Instrument,
Condominium Project's Constituent Docume document which creates the Condominium I	S. Borrower shall perform all of Borrower'nts. The "Constituent Documents" are the: (i) Project; (ii) by-laws; (iii) code of regulations; nen due, all dues and assessments imposed pur	Declaration or any other and (iv) other equivalent
carrier, a 'master' or 'blanket' policy on provides insurance coverage in the amounts, for hazards included within the term "extended c		ry to Lender and which equires, including fire and
the yearly premium installments for hazard in (ii) Borrower's obligation under Uni	form Sevenant 5 to maintain hazard insurance	coverage on the Property
Borrower shall give Lender prompt noti In the event of a distribution of hazard Property, whether to the unit or to common ele	ired coverage is provided by the Owners Associce of any apse in required hazard insurance coinsurance proceeds in lieu of restoration or repairments, any proceeds payable to Borrower are heleured by the Security Instrument, with any executed	verage. ir following a loss to the eby assigned and shall be
	. Borrower shall take such actions as may be rea y insurance policy accepts ble in form, amount, a	
Borrower in connection with any condemnation of the common elements, or for any conveya	of any award or claim for demages, direct or concernation taking of all or any part of the Proper ance in lieu of condemnation, are bereby assigned to the sums secured by the Security Patrumer	ty, whether of the unit or need and shall be paid to
written consent, either partition or subdivide (i) the abandonment or termination	rrower shall not, except after notice to Lerder the Property or consent to: of the Condominium Project, except for abar- action by fire or other casualty or in the case of a	ede a sent or termination
(ii) any amendment to any provision Lender;	of the Constituent Documents if the provision is	
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them. Any amounts disbursed by Lender unde the Security Instrument. Unless Borrower and I	ay condominium dues and assessments when due this paragraph F shall become additional debt Lender agree to other terms of payment, these are and shall be payble, with interest, upon notice f	of Borrower secured by nounts shall bear interest
RY SIGNING RELOW Rorrower accept	is and agrees to the terms and provisions contain	ed in this Condominium
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