5999 S. New Wilke Road, Suite 400 Rolling Mendows, Illinois 60008

88090980

		—— [Space Above This Line for Recording Data] MORTGAGE	
laws ("Len Borro (he fu This S renew prote (his S	.89. The mortgagor is	rity Instrument") is given on	eenrity Instrument is given to,
	See Exhibit "A	' attac'ee hereto and made a pa	art hereof.
		04	
	• •	attacked hereto and made a pa	1.000 1.000
			Copy of the copy o

which has the address of 285 Pembridge Lane, C-1 Schaumburg [[[] [Straot] ("Property Address");

TOGETHER WITH all the improvements now or bereafter erected on the property, and all ensements, 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.

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

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 chiefington the Property to make repairs. Although Lender may take action under this paragraph 7, Lender does not have to do so.

Any amounts disbutsed by Lender under this paragraph 7 shall become additional debt of Borrower secured by this Security Instrument. Indeed by Lender and the paragraph of Shall bear interest from covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property Guerb as a proceeding in bankrupicy, 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 and Lender's rights. 7. Protection 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. 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 shall comply with the provisions of the lease, and if Borrower shall comply with the provisions of the lease, and if Borrower shall comply with the provisions of the lease, and if Borrower shall comply with the provisions of the lease, and if Borrower shall comply with the provisions of the lease, and if Borrower shall comply with the provisions of the lease, and if Borrower shall comply with the provisions of the lease, and if Borrower shall comply with the provisions of the lease, and if Borrower shall comply with the provisions of the lease, and if Borrower shall comply with the provisions of the lease, and if Borrower shall comply with the provisions of the lease, and if Borrower shall comply with the provisions of the lease, and if Borrower shall comply with the provisions of the lease, and if Borrower shall comply with the provisions of the lease, and if Borrower shall comply with the provisions of the lease and the

postpone the due date of the monthly payments referred to in paragraphs I and 2 or change the amount of the payments. If under paragraph 19 the Property is acquired by Lender, Borrower's right to any insurance policies and proceeds resulting from damage to the Property prior to the acquisition shall pass to Lender to the extent of the sums seem. It has by this Security Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or

when the notice is given. offered to settle a claim, then Lender may collect the insurance proceeds. Lender may use the Troceeds to repair or restore the Property or to pay sums secured by this Security Instrument, whether or not then due. The Osday period will begin

Borrower abandons the Property, or does not answer within 30 days a notice from Lender that the insurance carrier has Carrier and Estader, Estader may have proof of tast in made promptly by the force of a small be applied to restoration or repair of the Property damaged, if the restoration or repair is not economically lessible or Lender's security would be lessened, the insurance proceeds shall be applied to the accounting 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

carrier and Lender. Lender may make proof of loss if not made promptly by Borre wer. all receipts of paid premiums and renewal notices. In the event of loss, Borro ser shall give prompt notice to the insurance Lender shall have the right to hold the policies and renewals. If Lender requires, Borrower shall prompily give to Lender All insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgage clause.

unreasonably withheld. 5. Haisard Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insurance against loss by fire, hazards included within the terra. "Atended coverage" and any other hazards for which Lender requires. The requires insurance. This insurance shall be maintained in the arrounts and for the periods that Lender requires. The insurance carrier providing the insurance shall be chosen by Borrwit subject to Lender's approval which shall not be insurance carrier providing the insurance shall be chosen by Borrwit subject to Lender's upproval which shall not be

of the giving of notice.

agrees in writing to the payment of the octile and 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 solorcement 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 prior ity over this Security Instrument, Lender may give Borrower a notice identifying the lien. Borrower shall satisfy the lien of the actions set forth above within 10 days of the advanced and the solories of the actions set forth above within 10 days of the advanced and the solories of the security for the actions of the action of the actions of the action of the action

receipts evidencing the payments.

Borrower shall promptly discha ge any lien which has priority over this Security Instrument unless Borrower: (a)

4. Changest Lleas, Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may attain prictity 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 promptly furnish to Lender all notices of amounts to be paid under this paragraph. If 3c rower makes these payments directly, Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph. If 3c rower makes these payments directly, Borrower shall promptly furnish to Lender receipts evidencing the payments.

5. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under paragraphs I and 2 stall be applied: first, to late charges due under the Mote; second, to prepayment charges due under the Mote; second, to prepayment charges due under the Mote; third, to amounts charges due; and last, to principal due.

application as a credit against the sums secured by this Security Instrument.

Upo, p syment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held of Lender shall apply, no later than Funds held of Lender shall apply, no later than immediately enter to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of than immediately enter to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of application to the sale of the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of application as a second control of the sale of the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of applications.

аmount necessary to muke up the deficiency in one or more раутелts as required by Lender.

amount of the Funds held by Lender is not sufficient to pay the escrow items when due, Borrower shall pay to Lender any the due dates of the escrow items, shall exceed the amount required to pay the escrow items when due, the excess shall be, at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly payments of Funds. If the If the amount of the Funds held by Lender, together with the future monthly payments of Funds payable prior to

this Security Instrument. Lender pays agree in writing that interest on the Funds. Unless an agreement is made or applicable law requires interest to be paid, Lender shall be paid on the Funds showing credits and debits to the Funds and the Funds shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the 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 and the purpose for which each debit to the Funds are pledged as additional security for the sums secured by Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge, Borrower and Lender may not charge for holding and applying the Funds, analyzing the account or verifying the escrow items, unless

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.

mortenge 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. 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 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 Mote, until the Mote is paid in full, a sum ("Funds") equal to

the principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note. LAIFORM COVENAUTS. Borrower and Legipar covenant and agree as follows:

1. Payment of Principal and Interest Prepayment and Late Charges. Borr Borrower shall prompily pay when due

Exhibit "A"

UNIT NO.: 1-3-1(-RC1 AND GARAGE UNIT NO.: G-1-3-11-RC1 AS DELINEATED ON A PLAT OF SURVEY OF A PARCEL OF LAND BEING A PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22 AND PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MEETIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A' TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY CENTRAL NATIONAL BANK IN CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 1, 1377 KNOWN AS TRUST NO.: 22502, RECORDED MARCH 30, 1978 AS DOCUMENT 2431372; TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNITS 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 SAID DECLARATION, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD, IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATION WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF SUCH AMENDED DECLARATION AS THOUGH CONVEYED HEREBY.

Permanent Tax Index No.: 07-22-402-045-1077

Property Commonly Known As: 1712 Sutton; Schaumburg, Illinois 60194

88090980

Property of Cook County Clerk's Office

880909Sn

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

10. Borrower ploy Released; Forbearance By Lender Not a Walver. Extension of the time for payment or

10. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amorate to 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 a no relization 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 Brand; Joint and Several Linbility; Co-signers. The covenants and agreements of

11. Successors and Assigns 3r.a...(a) Joint and Several Linbility; 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 security to the terms of this Security Instrument or the Note without

that Borrower's consent.

12. Loan Charges. If the loan secured by this Secur ty 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 (i) any such loan charge 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 (o make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a remain reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge under the Note.

partial prepayment without any prepayment charge under the Note.

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

paragraph 17.

14. Natices. 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 no we 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 federe it is 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 in arciment 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.

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

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

20. Lender in Possession. Upon acceleration under paragraph 19 or abandonment of the Property and at any time prior to the expiration of any period of redemption following judicial sale. Lender (in person, by agent or by judicially appointed receiver) shall be entitled to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. Any rents collected by Lender or the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on

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

21. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument withou, charge to Borrower, Borrower shall pay any recordation costs.

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

23 Ridors to tale	Sagueity Instrumon	t Ifansarman	widare ara avacuta	d bu Donnouse and e	ecorded together with
was reflected to talls	concurry manamen	re il one di male	inders are execute	a by burrower and i	ecornea together with
this Security Instrument	(th) covenants and a	agreements of ea	ch such rider shall	l be incorporated into	o and shall amend and
supplement the covenan	ts and agreements	of this Security	Instrument as if	the rider(s) were a	part of this Security
Instrument. [Check appli		•		• •	•

supplement the covenants and agreements Instrument. [Check applicable bas(es)]	s of this Security Instrument as if the	ne rider(s) were a part of this Security
Adjustable Rate Rider	Condominium Rider	2-4 Family Rider
Graduated Payment Rider	Planned Unit Development Ri	ider
Other(s) [specify]		
BY SIGNING BELOW, Borrower ac Instrument and in any rider(s) executed by E		covenants contained in this Security
	Ralph M. Silver	Silverman (Seal) -Borrower
		(Scal) —Borrower
[S]	pace Below This Line For Actinowledgment) -	
STATE OF ILLINOIS,	Боип	y ss: COOK
I,the undersigned	, a Nc tary	Public in and for said county and state,
do hereby certify that Ralph M.		
· · · · · · · · · · · · · · · · · · ·	ersonally known to me to be the same	e per₃cn(s) whose name(s)is
subscribed to the foregoing instrument,	appeared before me this day in person	on, and acknowledged thathe
signed and delivered the said instrument a	shis free and volunta	ry act, for the uses and purposes therein
set forth.	20.1	· C
Given under my hand and official s My Commission expires: $3 - 3 - 6 - 8$	eal, this	, кергцагу, 19, да
"OFFICIAL SEAL"	. Kathle 11.	1. 11 Cicho Che

Kathteen M. Michalski Notary Public, State of Illinois Cook County My Commission Expires 2-26-89

UN@FDOWNJALROUR PYO

THIS CONDOMINIUM RIDER is made this
"Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to MEGAVEST CORPORATION (the "Lender") of the same date and covering the Property described in the Security Instrument and located at: 285 Pembridge Lans. G-1. Schaumburg. Lilinois 60193
The Property includes a unit in, together with an undivided interest in the common elements of, a condominium project
Lexington Village Coach Hause Candawinium (Name of Condominium Project)
(the "Condominium Project"). If the owners association or other entity which acts for the Condominium Project (the "Owners Association") holds title to property for the benefit or use of its members or shareholders, the Property also includes Borrower's interest in the Owners Association and the uses, proceeds and benefits of Borrower's interest.
CONDOMINIUM COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:
A. Condominium Obligations. Borrower shall perform all of Borrower's obligations under the Condominium Project's Constituent Documents. The "Constituent Documents" are the: (i) Declaration or any other document which creates the Condominium Project; (ii) by-laws; (iii) code of regulations; and (iv) other equivalent documents. Borrower shall promptly pay, when die, all dues and assessments imposed pursuant to the Constituent Documents.
B. Hazard Insurace. So long as the Owners Association maintains, with a generally accepted insurance carrier, a "master" or "blanket" policy on the Condominium Project which is satisfactory to Lender and which provides insurance coverage in the amounts, for the periods, and against the hazards Lender requires, including fire and hazards included
within the term "extended coverage," then: (i) Lender waives the provision in Uniform Covenant 2 for the monthly payment to Lender of one-twelfth of
the yearly premium installments for hazard insurance on the Property; and (ii) Borrower's obligation wider Uniform Covenant 5 to maintain hazard insurance coverage on the Property
is deemed satisfied to the extent that the requirer coverage is provided by the Owners Association policy. Borrower shall give Lender prompt no ice of any lapse in required hazard insurance coverage.
In the event of a distribution of hazard insurance proceeds in lieu of restoration or repair following a loss to the
Property, whether to the unit or to common elements, any proceeds payable to Borrower are hereby assigned and shall be paid to Lender for application to the sums secured by the Security Instrument, with any excess paid to Borrower.
C. Public Liability Insurance. Borrower shall take such actions as may be reasonable to insure that the Owners Association maintains a public liability insurance policy acceptable in form, amount, and extent of coverage to Lender.
D. Condemnation. The proceeds of any award or claim for damages, direct or consequential, payable to Borrower in connection with any condemnation or other taking of all or any part of the Property, whether of the unit or of the common
elements, or for any conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender. Such proceeds shall be applied by Lender to the sums secured by the Security Instructor as provided in Uniform Covenant 9.
E. Lender's Prior Consent, Borrower shall not, except after notice to Lender and with Lender's prior written consent, either partition or subdivide the Property or consent to:
(i) the abandonment or termination of the Condominium Project, except for abandonment or termination
required by law in the case of substantial destruction by fire or other casualty or in the case of a taking by condemnation or eminent domain;
(ii) any amendment to any provision of the Constituent Documents if the provision is for the express benefit of
Lender; (iii) termination of professional management and assumption of self-management of the Owners Association;
or (iv) any action which would have the effect of rendering the public liability insurance coverage maintained by
the Owners Association unacceptable to Lender. F. Remedies, If Borrower does not pay condominium dues and assessments when due, their Conder may pay them.
Any amounts disbursed by Lender under this paragraph F shall become additional debt of Borrower secured by the Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of
disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requising payment.
BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions contained in this Condominium Rider.
Ralph M. Silverman (Seni)

DEPT-01 RECORDING 141111 FRAN 3612 03/02/88 13/22/00 COOK COUNTY RECORDER

MULTISTATE CONDOMINIUM RIDER—Single Family—FNMA/FHLMC UNIFORM INSTRUMENT \$809091012/83

Serry of Coot County Clert's Office

S. OFFIREDER