THIS INSTRUMENT WAS PREPARED BY: TABBLE DOOMAN

ADJUSTABLE RATE MORTGAGE

BOX1388-GC

One North Dearborn Street

Chicago, Illinois 60602

Onb South Deurborn Stroot Chicago, Illinois 60603 Tolophono (1 312 977 5000)

LOAN NUMBER:

000985127

89116402

March 17

THIS MORTGAGE ("Socurity Instrument") is given on 1988 . The mentgager is (STANDARD BANK AND TRUST COMPANY, A CORPORATION OF ILLINOIS NOT PERSONAL A BUT AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 9TH, 1988 AND KNOWN AS TRUST NUMBER 11613

("Borrower") This Secretly Instrument is given to Citicorp Savings of Illinois, A Foderal Savings and Lean Association, which is organized and existing on ion the taws of The United States, and whose address is One South Dearborn Street, Chicago, Illinois 60603 ("Lender") Borrower swes Londor the principal sem of FIFTY FOUR THOUSAND AND 00/100-

Dollars(U.S.\$54,000.00). This dobt is evidenced by Borrower's note clated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full dobt, if not paid pathor, due and pryable on April 1, 2018

This Security Instrument secures to London (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment or rare her sums, with interest, advanced under paragraph 7 to protect the security of this Socurity instrument; and (c) the performance of Sprower's devenants and agreements under this Socurity Instrument and the Note. For this purpose, Borrower does hereby industrie, grant and convey to Londor the following described property located COOK County, Illinois:

LOT 4 IN BLOCK 7 IN MILLER'S 79TH STREET AND KEDZIE AVENUE MANOR, A SUBDIVISION OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT TAX NUMBER 19-26-412-035-0000

COOK COUNTY, ILLINOIS FILED FOR RECORD

1988 MAR 22 AM 11: 01

which has the address of

7748 SOUTH SAWYER AVENUE

[Street]

CHICAGO [City]

D_FFice

Illinois

("Proporty Address");

TOGETHER WITH all the improvements new or hereafter erected on the property, and all easements, rights, appurtonances, routs, 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 Socurity 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 Proporty 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 used and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

Contract Contract

03111100

Property of Cook County Clerk's Office

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Sabya 794 Oreal BORR JOSE ARODELO

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

approximation that the Proporty to make reports Athony broker may take action under this paragraph 8, Leader oldmosterr guiga (, moo ni gainsyqu (mountisu) ylisa Socurity over this Socurity Inguring in court, paying properties do and pay for whidever is necessary to protect the value of the Property and Lender's rights in the Property. Lender's actions the Property Guehas a percenting to burderupter, probate, for condemnation or to aniore laws or regulations), then Lender may m committee on the second in this Seconds in the stranger, or there is a legal proceeding that any significantly affect Lendor's rights in A. Protection of Lendor's Rights in the Property; Mortgago insurance. If Borrower fidis to perform the coverants and

urless Lender affrees to the merger in writing.

ply with the provisions of the lease, and if Dorrower nequines fire title to the Property, the leasehald and fee (title shall not merge the Property, offer Property to deteriorde or commit waste. Withis Security transmit is on a leasehold, Borrower shall com-9. Prassryation and Maiotramma of Property; Landolds. Borrower shall not destroy, darmige or substantfally charge

moilisinpar adeol

perty prior to the acquisition shall pass to Londer to the extent of the sums secured by this Security Instrument innecting prior ord oth or again ab north gaiduser styroener ban solviller communic gan or high showormst galoring in graying oth tit rigosycing robmill screamzag off to innorm off aguada to S bur Ladgriguring ni of byridier atminging ybbion off to dich orb oth

Dulese Lender and Borrower otherwise agree in writing, any application of praceeds to principal shift no extend or positione Security Instrument, whether or not then due, The 30-day period will begin when the notice ("Bivon,

nay collect the insurance proceeds. Lender may use the proceeds to repair or restore the Property of 66 pay sums secured by refers to dissert in a string of the state of the state of the contract of the state of the stat secured by this Security Instrument, whether or not then due, with any excess paid to Borro, or al Burrower abandons the Prosering out of boildign of Harle algorithment of the loss of the bound Property demigracy for is victorial to require it recommissed through the property demays are not lessened. If the restoration

Dinkest bender and bentower alberwise agree in within insurvey president M. Applied to restain in tersor of the nawarnott zd Attannara obnin tan ti seof fo foora salum zam

positiums and renewal notices. In the event of loss, Barrower shall give prompt notes to the insurance currier and Lender. Lender

bire the eight to hold the policies and renewalls. If Lember requires, Burrower shall promptly give to Lember all receipts of paid All insurance policies and renewals about the needphible to Lender and Emiliade a standard mortgage chase. Lender shall Alond ting glosmosserum od 100 flads dojdw favorud, eo voored of tooldus oeverout gd nosodood flads commusui odt galbi z -organizatio continuati of Pasainpri robust half aborem, a cali bin almonic all in boriotinion of llink continual eight continua on serioper robust doing not alward and ogne bur "og riever does bety to alle for while for while the wild and serious

5. Humard Insurance. Berrawer shall keep the improvements now existing or hereafter erected on the Property insured covicer shall satisfy the lien or take one or more of the actions set furth above within 10 days of the gizing of notice. to a first which may attain priority over this Security Instant, Lender may give Borrower a notice identifying the fiem. Borr tory to Lender subordinating the fler to this Scennity be an near. If Lender determines that any part of the Property is subject endiceation of the first or following of any part of my Dy perty; or (c) seems from the holder of the first an appropriate ment substitutes ad) meyerg of elevage nothing shedge and all distributed in the spation of the property of the orb dried boog ni sasoturo (d) gabusa na oldatqovar aorman a ni noft orb yu e gason nobugildo otb la gabusa de da ot

Burrower shull primplify discharge my ten which has priority over this Security instrument unless Borrower: (a) agrees structing off gaincing algerer related to definitly thorough fluid reworms the header receipts evidencing the payments. the person owed payment. Bornwork h. A promptly furnish to Lender all notices of amounts to be poid under this paragraph. or Alreadin and no morb you have a decident 3, or the paid in that among your second pay the ment and an eleging seed and lads rewormed gravit, amer baneagreestnerrang blodesnal ban Jusanirabal girness, soft reve girning nimm gam deidz

4. Churpsst Lane. Borrower shull pay all taxes, assessments, charpes, times and impositions attributable to the Property umonuts bayable under paintraph 3; fourth, to interest due; and last, to principal due;

tond 8 shull be appleab that to lufe charges due under the Note; second, to prapayment charges due under the Note; third, to 8. Application (AP), ments. Unless applicable from provides otherwise, all payments received by Lender under paragraphs

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Isatingto like to a sa antinolity no tait out to robust gd blod sband gan galaw. I gd nothishpon sti no greeger for No obsent of noing Telebrated by Lender Junder paragraph 19 the Property is also by Lender Londer should not depend in the transfer of the Property is also being 1 reports from the property of Opon payment in full of all some secured by this Security Instrument, Lender shall promptly refund to Dorrower my Punds

rip the deficiency in one or more payments as required by Lander.

held by Lender is not sufficient to pay the escrew items when due, berrawer shall pay to Lender any amount necessary to make opion, either promptly report to Borrower or craftful to Borrower or monthly payments of Funds. If the amount 30 the Funds alto escrow items, shall exceed the amount required to pay the escriw along when due, the excess shall be, at Borr own's

Other mount of the Funds held by Lender, together with the future monthly payments of Punds purche prior to the due

The Funds are plotted as additional security for the sams secured by this Security Instrument. cobarrence and spirit of the blood doubt of the spirit of be trapified to pay Borrower any inforest or carnings on the Punds and the purpose for which each debit to the funds was made. interest shall be paid on the Funds. Unless on apprend is made or applicable for requires interest to be paid, Lender shall nor interest on the Funds and applicable law permits Lender to make such a charge. Derrower and Lender may agree in writing that not epiritic jui pojejuk und athifyink tyo femga' unifixjuk tyo uxxount or verifyink the escum itama, unifess (vandor proxa poirumor agency (including Lender if Lander is such an institution). Lender shall apply the Punds to pay the escrew items. Lender may of the Paris in the beld in an institution the deposits or accounts of which enument or guaranteed by a federal or state

solumits oblinionary bun and fugrum 10 signification of the spirit of t ground rents on the Property, if mys (e) yearly hazard insurance prontums; and (d) yearly mortgage insurance prominans, if any OF (a) yourly taxes and assessments which may attain priority over this Security Instrument; (b) yearly leasthold payments or Lender on the day monthly paymonts are due under the Note, until the Note is paid in full, a sum ("Funds") equal to ene-twelfth 8.Funds for Tuxos nod Insurance. Subject to applicable lawne to a written warver by Lender, Borrawer shall pay to

gibul of tind interest on the debt evidenced by the Note and any prepayment and late charges due under the Note. 1. Payment of Principal and Interest; Propayment and Late Charges. Borrower shall promptly pay when due the prin-

DALFORM COVENAVE, Borrower and Lender covenant and agree as follows:

Property of Cook County Clerk's Office

If Londer-required mortgage insurance as a condition of making the long 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 entires 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. Condenmation. 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 Lander.

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 Lendor 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 abundanced 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 fields 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 Londer 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. Borrawe: Not Released; Forbarance By Lender Not a Waiver. Extension of the time for payment or modification of argorization 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 man's 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 forebearance by Lender in exercising any right or remedy shall not be a waiver of or precipid the exercise of any right or remedy.
- 11. Successors and Assign a found; 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. Borrowers covenants are agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (p) is co-signing this Security Instrument only to mortgage, grant and convey 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 lain secured by this 3-curity Instrument is subject to a law which sets maximum loan charges, and the law is finally interpreted so that the interst or other loan charges collected or to be collected in connection with the loan exceed the permitted limits, that: 'a) 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. Lendor may those to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a rained reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge under the Note.
- 13. Legislation Affecting Lander's Rights. If enactment or expiration of applicable laws has the effect of randoring any provision of the Note or this Security Instrument unanformable according to its terms, Lender, at is option, may require immediate payment in full of all sums secured by this Socurity Instrument and may invoke any remedies permitted paragraph 19. If Lander exercises this option, Lender shall take the stops 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 call mail unless applicable law requires use of another method. Fre notice shall be directed to the Property Address or any other address Borrower designates by notice to Lander, any notice to Lander shall be given by first class mail to Lander's address stated herein or any other address Lander designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lander when given as provided in this paragraph.
- 15. Governing law; Soverability. This Security Instrument shall be governed by federal for and the law of the jurisdiction in which the Property is located. In the event that any provision or chause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of the 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 Borower. 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 Londor's prior written consent, Londor may, at its option, required 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 Londor exercises this option, Londor 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. Horrower's Right to Reinstate. If Borrower meets certain condition, 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 low 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 judgement enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Londor all sums which then would be due under this Security Instrument and the Note had not 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 the paragraphs 13 or 17.

NON-UNIFORM COVENANTS. Borrower and Londor luminor covenant and agree as londws: 1 Loan Number: 000985127

19. Accoleration; Remedies. Londer shall give notice to Berrower prior to accoleration following Berrower's breach of any covenant or agreement in this Security Instrument (but not prior to accoleration 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 Berrower, 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 accoleration of the sums secured by this Security Instrument, toreclesure by judicial proceeding and sale of the Property. The notice shall further inform Berrower of the right to reinstate after accoleration and the right to assert in the foreclesure proceeding the non-existence of a default or any other defense of Berrower to accoleration and foreclesure. 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 forecless this Security Instrument by judicial proceeding, Lender shall be untitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 19, including, but not limited to, reasonable alternays' less and costs of title condence.

20. Lender in Possession. Upon accoleration under paragraph 19 or abandonment of the Property and at any time prior accoleration and the paragraph of the removed.

20. Londor in Possossion. Upon accoloration under paragraph 19 or abandonment of the Property and at any time prior to the expiration of any period of redemption following judicial sale, Londor (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 roots of the Property including those past due. Any roots collected by Londor or the requirer shall be applied first to payment of the costs of management of the Property and collection of roots, including, but not limited to, receiver's fees, promisms on receiver's bonds and reasonable

attornoys' loos, and then to the sums secured by this Security Instrument.

21. Rolloaso. Upon payment of all sums secured by this Security Instrument, Londor shall release this Security Instrument without charge to Berrower. Berrower shall pay any recordation costs.

22. Warver of Floriestand. Borrower waives all right of homestead exemption in the Property

29. Bilders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of the Security Instrument as if the rider(s) were a part of this Security Instrument. [Check applicable box(es)]

X. Adjustable Hitle Rider	Condominum Ri	dor	2-4 Family Ridor	
Craduated Payment Gena	Planned Unit Do	velopment Rider		
X Othor(s) [special Adjustable	Rate Mortgage	Conversion Rider		
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BY SIGNING BELOW, Dorrowor accepts and	agraces to the terms and			
nder(s) executed by Borrower and recorded with it.		AND MADE A PART HE		
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The state of the s	- PRODUCTION C	TANDARD BANK AND	TRUST CO. Borrowor	
	· ·	s Trustee under Trust		
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17.000 1000 000 000 000 000 000 000 000 00	XXXXXXXXXXX	and the state of the special state of the state of the same of	XXXXXXX	
STANDARD BANK AND TRUST COMPANY		OF ILLINOIS,	***************************************	
NOT PERSONALLY, DUT AS TRUSTEE	UNDER TRUST AGE	WEEKLAND DATED MARCH	9TH, 1988 AND KNOWN	
AS TRUST NUMBER 11613				
STATE OF ILLINOIS. CEC	/c^	County ac		
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		A CORPORATION OF IL		
Donnis Rodek,	Vice Prest	dent 4 Mari	10 S'ka //n4/	
Asst, Secretary			/ /x.	
·-J	ally known to mo to b	o the same Person(s) whose	name(s) 1s	
subscribed to the foregoing instrument, appeared butere ain this day in person, and acknowledged that he				
signed and delivered the said instrument as	h15	d voluntary act, for the uses	and purposes therein set forth.	
Given under my hand and official soal,	um 17-16- 1	ay of Dolarch	19.88	
Му Совинавіоплирнові за подположення				
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SUARON HAMBLIN)		7,044 }	
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2 Communion Lagrana n/n/n	er	Lorsdor and Flocustor)		
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BOX #165

THIS MORTCACE is executed by
but as Trustee under its trust Number | 116 | 7 | 1 | 1 | 1 | 1 | 1 |
but as Trustee under its trust Number | 116 | 7 | 1 | 1 | 1 | 1 |
but as Trustee under its trust Number | 116 | 7 | 1 | 1 | 1 |
bunk and Trust Company hereby -remains that it possesses full power and authority to execute this instrument), and it is expressly understood and agreed that nothing herein or in said Note contained shall be mastrued as creating any liability on Standard Bank and Trust Company, individually, to pay the said principal note or any indebtedness accuring hereunder, or to per orm any covenants, either express or implied, herein contained, all such liability, if any being expressly waived by the holder hereof, its successors and assigns, and by every ruron now or hereafter claiming any right or security hereunder, and that so far as . Standard Bank and Trust Company, individually, its successors and assigns, are concerned, the logal holder or holder of said principal note and any persons to whom any injub dense may be due hereunder shall look solely to the premises hereby conveyed for the parament thereof, by the enforment of the life created, in the manner herein and in said principal, note provided, however, this valuer stall in no way affect the personal liability of any co-makers, co-migners or undersors.

Loan Number: 000985127

NOTICE: The Security Instrument secures a Note which contains a provision allowing for changes in the interest rate. Increases in the interest rate will result in higher payments. Decreases in the interest rate will result in lower payments.

This Rider is made this 17TH day of MARCH , 1988, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or Deed to secure Debt (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to Citicorp Savings of Illinois, A Federal Savings and Loan Association (the "Lender"), of the same date (the "Note") and covering the property described in the Security Instrument and located at

7748 SOUTH SAWYER AVENUE CHICAGO, ILLINOIS 60652

(Property Address)

MODIFICATIONS. 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 has an "Initial Interest Rate" of 8.750 %. The Note interest rate may be included or decreased on the 1ST day of the month beginning on APRIL 1 , 1989 and on that day of the month every 12 month(s) thereafter.

Changes in the interest rate are coverned by changes in an interest rate index called the "Index". The Index is the: (Check one box to indicate Index.)

- (1) $\{\overline{\Sigma}\}^*$ The weekly average yield on United Sates Treasury securities adjusted to a constant maturity of 1 year(s), as made available by the Federal Reserve Soard.
- (2) | | * The weekly nuction average (investment) yield on six month United States Treasury Bills.
- (3) | | | Other:

"If more than one box is checked, or if no box is checked and Lender and Borrower do not otherwise agree in writing, the First Index named will apply to Notes with Change Dates one year or more apart and the local Index will apply to Notes with Change Dates less than one year apart.

In no event over the full term of the Note will the interest rate be increased more than FIVE AND 1/4 percentage points (5.25 %) from the Initial Rate of Interest.

Before each Change Date the Note Holder will calculate the new interest rate by adding THREE AND 1/2 percentage points (3.50 %) to the Current Index. However, the rate of interest that is required to be paid shall never be increased or decreased on any single Change Date by more than TWO percentage points (2.00 %) from the rate of interest currently being paid.

If the Interest rate changes, the amount of Borrower's monthly payments will change as provided in the Note. Increases in the interest rate will result in higher payments. Decreases in the interest rate will result in lower payments.

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Proberty of County Clerk's Office

It would be that the loss struct A the equit Teatrument is subject to a law which tells have men loss during the till of interpreted so that the interest or other loss charges collected or to be collected in connection with the loss exceed the permitted limits, then: (i) any such loss charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (ii) any sums already collected from me which exceeded permitted limits will be refunded to me. The Lender may choose to make this refund by reducing the principal I owe under the Note or by making a direct payment to me. If a refund reduces principal, the reduction will be treated as a partial prepayment.

C. Prior Liens

It hender determines that all or any part of the sums secured by this Security Instrument are subject to a lien which has priority over this Security Instrument, hender may send Borrower a notice identifying that lien. Borrower shall promptly act with regard to that lien as provided in paragraph 4 of the Security Instrument or shall promptly secure an agreement in a form satisfactory to Lender subordinating that lien to this Security Instrument.

D. Traisfer of the Property

It there is a transfer of the Property subject to paragraph 17 of the security Institute, Lender may require (1) an increase in the current Note interest rate, or (2) an increase in (or removal of) the limit on the amount of any one interest rate change (if there is a limit), or (3) an increase in the limit on the amount of interest rate change over the full term of the Note, or all if these, as a condition of Lender's waiving the option to accelerate provided in paragraph 17.

by signing this, Borrover agrees to all of the above.

24 SCHATCHY CLAUDE ATTACHED HEREIO B 24391 A 1950 SHIPLON

	(Seal)
STANDARD BANK AND TRUST COMP	ANY MORNOURY
A CORPORATION OF ILLINOIS, N AS TRUSTEE UNDER TRUST AGREE	MENT DATED MARCH 9771.
1988 AND KNOWN AS TRUST NUMB	ER 11613 (Son1)
BY	36HCGGGGC
),621-70=	MCE ERFORMA
Marin Steadland	(Seal)
	(Seal) -Dorrower
- marries :	0.1
	(8001)
	-Borrower

THIS MORTGACE is executed by Standard Bank and Trust Company, not individually, but as Trusted under its Trust Number 16/3, In the exercise of the power and authority conferred upon and vested in it as such Trustes (and unid . Standard Bank and Trust Company hereby warrants that it possesses full power and authority to execute this instrument), and it is expressly understood and agreed that nothing herein or in said Note contained shall be construed as creating any liability on Standard Bank and Trust Company, individually, to pay the said principal note or any indebtudness accuring hereunder, or to perform any covenants, either express or implied, herein contained, all such liability, if any being expressly waived by the holder hereof, its successors and assigns, and by every person now or hereafter claiming any right or security hereunder, and that no far an . Standard Bank and Trust Company, individually, its successors and assigns, are concerned, the legal holder or holders of said principal note and any persons to whom any indebtudness may be due hereunder whall look solely to the promises hereby conveyed for the payment thereof, by the enforcement of the lien created, in the manner herein and in said principal note provided; provided, however, this waiver shall in no way affect the personal liability of any co-makers, co-migners or endorsers.

Citicorp Savings of Illinois
A Federal Savings and Loan Association

ADJUSTABLE RATE MORTGAGE CONVERSION RIDER

Loan Number: 000985127

of NARCH . 19 88 . and is incorporated into and shall be deemed to amend and supplement the Mortgage (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Adjustable Rate Note (the "Note") to Citicorp Savings of Illinois, a Fed ral Savings and Loan Association (the "Lender") and covering the property described in the Security Instrument located at:

ADDITIONAL COVENANTS: In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender agree as follows:

The Adjustable Rate Note Conversion Rider to Borrower's Note contains provisions that allow the Borrower to convert the Adjustable Rate Note to a fixed rate Note. That Refer provides as follows:

- A. . FIXED INTEREST RATE OPTION
- 1. Option to Convert to Fixed Rate.

I have an option, (the "Conversion option") which I can exercise to convert the interest rate I am required to pay by the Note from an Adjustable Rate to a Fixed Rate calculated under Section A (4) below for the remaining term of my loan unless Sections (1) or A(2) of this Rider will not permit me to do so.

The conversion can only take place on a date specified by the Note Holder during the period of time (the "Conversion Period") beginning on the FIRST Change Date and ending on the FIFTH Change Date of my Note. Each date on which my adjustable interest rate can convert to a new fixed rate is called a "Conversion Data". I can convert my interest rate only on one of these Conversion Dates.

If I want to exercise the Conversion Option, I must first meet certain conditions. Those conditions are that: (a) I am not in default or foreclosure under the Note or the Security Instrument on the date I give the Lander notice that I want to exercise the Conversion Option, or on the date the Lander receives my signed Notice of Conversion; (b) I am not in default or foreclosure under the Note or the Security Instrument on the date on which my interest rate converts from an adjustable rate to a fixed rate (the "Conversion Date"); (c) I have not been assessed for more than one (1) late charge in the twelve (12) months

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immediately praceding the date I give the Lender notice that I want to exercise the Conversion Option, and I am not assessed a late charge from the time I give such notice to the Conversion Date; (d) within the rimes described below in Section A(2) I (i) give Lender notice of my desire to exercise the Conversion Option; (ii) pay a non-refundable fee (the "Conversion Fee") equal to \$ 250.00 : (iii) properly complete and return to the Lender the Notice of Conversion after I obtain from the Lender the information necessary to complete it; and (iv) I give Lender any additional documents and meet any additional requirements that may be necessary for exercise of the Conversion Option; and (e) no assumption of my loan has occurred. (If my loan is assumed, as may be permitted under certain conditions specified in an Assumption Certificate that may have been delivated to me by the Lender, my loan will no longer to convertible to a fixed rate loan). My rights under this Rider are not assignable.

2. EXERCISE OF CONVERSION OPTION

I may not legin the conversion process earlier than the month immediately preceding the FIRST Change Date. My last opportunity to begin the conversion process in the month immediately preceding the Final Change Date to occur during the Conversion Period. I may begin the conversion process during any month between these months.

To begin the conversion plocess in a particular month, I must telephone Lender during regular business hours some time from the opening of business on the first business day of that month through the close of business on the fourth business day of that month at Lender's Customer Service Department (312-977-5770) or at such other number as Lender may advise me. Lender will advise me of the fixed rate then available to me and give me instructions on completing my Notice of Conversion.

If I decide to exercise my Conversion Option, I must complete my Notice of Conversion and return it to Lender together with the Conversion Fee. The properly completed and signed Notice of Conversion and the Conversion Fee MUST be received by Lender no later than the seventh business day of that month. The Notice of Conversion and Conversion Fee must be received by Lender at its office specified during to telephone conversation required above. Delivery to one of Lende.'s other offices does not satisfy this delivery requirement, and may result in a delay that will render my attempted exercise of my Conversion Option null and void.

3, EFFECTIVE DATE OF FIXED INTEREST RATE.

If I satisfy all of the conditions for exercising the Conversion Option described in Section $\Lambda(2)$ above, the new fixed interest rate will go into effect on the first day of the month following Lender's receipt of the Notice of Conversion and Conversion Fee. This date is called the

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"Conversion Date". If I do not satisfy all of these conditions for exercising my Conversion Option, or I (mproperly complete or sign my notice of Conversion, any attempted exercise of my Conversion Option will be of not affect. If I have timely satisfied all of these conditions for exercising my Conversion Option, I may cancel my exercise of my Conversion Option by notice signed by all Borrowers and received by Lender before the Conversion Date. If I do cancel however, my Conversion Option will become null and void, and my Note will remain an adjustable rate note until maturity.

4. CALCULATION OF FIXED RATE

No now fixed interest rate will be determined as of the close of the Federal National Mortgage Association's last business day of the month immediately preceding the month in which I deliver my Notice of Conversion and Conversion Fee to Lender, and will be equal to the Federal National Flortgage Association's 30 year A/A 60 day delivery required net yield for fixed rate mortgages as quoted with no commitment fee (the "FNMA 60-Day Rate") plus 1.00 Percentage points (the "Margin").

If the FNMA 60-Day Rate is not available when I exercise my Conversion option, Note Holder will choose a substitute rate which is based on comparable information. If I exercise my Conversion Option, any limits on interest rate changes on any Change Date or over the full term of my Note will not apply when the fixed tate is established. However, the fixed interest rate will not exceed a maximum rate of 14.000____Z.

5. DETERMINATION OF NEW PAYMENT AMOUNT.

If I choose to exercise the Conversion Option, the Note Holder will determine the amount of the monthly payment that could be sufficient to repay the unpaid principal I am expected to own on the Conversion Date in full on the maturity date at my new fixed interest ate in substantially equal payments. The result of this calculation will be the new amount of my monthly payment. Beginning with my first monthly payment after the Conversion Date, I will pay the new amount as my monthly payment until the maturity date.

B. Transfer of the property or a Beneficial Interest in Borrower.

If the adjustable interest rate of my Note is converted to a fixed rate under this Conversion Option, all of the assumption rights available under the terms of any Assumption Certificate provided to me to supplementing the Note and Security Instrument will terminate on the Conversion Date, and the terms under which I may be required to pay in full all amounts I owe under the Note which are described in the section of the Note captioned "Uniform Secured Note" shall continue to be in full force and effect without exception.

BY SIGNING BELOW, Borrower accupts and agrees to the terms and convenants contained in this Adjustable Rate Mortgage Conversion Rider.

STANDARD BANK AND TRUST XXXXXXXXXXX COMPANY, A CORPORATION OF ILLINOIS, NOT THRSONALLY, BUT AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH	Borrower
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THIS MORTGAGE is executed by Standard Bank and Trust C. many, not individually, but an Trustee under its Trust Number //6/37, in the exercise of the power and authority conferred upon and vested in it as such Trustee (and said Standard Bank and Trust Company haraby warrants that it possesses full power and authority to execute this instrument), and it is expressly understood and agreed that nothing herein or in said Note contained shall be construed as creating any liability on Standard Bank and Trust Company, Individually, to pay the said principal note of any Indebtedness accuring hereunder, or to perform any covenants, either express or implied, herein contained, all such liability, if any being expressly valved by the holder bereof, Its successors and assigns, and by every person now or hereafter claiming any righ, or Standard Bank and Trust Company, indictisecurity becounder, and that so far as ... ually, its successors and austins, are concerned, the legal holder or helders of said principal note and any persons to whom any indebtedness may be due hereunder shall look notely to the premises hereby convoyed for the payment thereof, by the enforcement of the lien created, in the manner herein and in said principal note provided; provided, however, this waiver shall in no way affect the personal limbility of any co-makers, co-signers or endorsers.

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