THIS JUNIOR MORTGAGE IS SECURED BY AN ADJUSTABLE RATE NOTE AND A BALLOON PRIDER. MORTGAGE MORTGAGE	AYMENT NOTE
THIS MORTGAGE ("Security Instrument") is given on March 14. 19.88. The morigagor is Willis A. Brunson and Saundra L. Brunson, husband and wing ("Borrower"). This Security Instrument is given to Republicant the laws of United States of America, and whose address is 4600 West Lincoln, ighway, Matteson, Illinois 60443. Borrower owes Lender the principal sum of Eight thousand five hundred and NO/100 Dollars (U.S. \$ 8,500.00). This debt is evidenced by Borrower dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full paid earlier, due and payable on Unity 1, 1988. This Security secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extended in the security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Institute the Note. For this purpose, Borrower does I creby mortgage, grant and convey to Lender the following describling the Note. For this purpose, Borrower does I creby mortgage, grant and convey to Lender the following describling the Note. For this purpose, Borrower does I creby mortgage, grant and convey to Lender the following describling the Note of the payment of all of the purpose, Borrower does I creby mortgage, grant and convey to Lender the following describling the Note of the payment of all of the purpose, Borrower does I creby mortgage, grant and convey to Lender the following describility.	("Lender"). "Ower's note debt, if not Instrument ensions and urity of this rument and ed property
Lot 394 in Matteson Highlands Unit No. 3, a subdivision of part of the Northwest 1/4 of section 22, Township 35 North, Range 13 East of the Third Principal Meridian according to the Plat thereof recorded June 17, 1968 as Document #20521613, in Cook County, Illinois. PLEASE RECORD AND RETURN TO: Republic Mortgage Company 4600 West Lincoln Highway	~
31-22-113-013.0000 DAOM,	88122109
which has the address of	

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.

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who, being informed of the contents of the foregoing instrument, "Tree and voluntary act and deed and that			
y Public in and for said county and state, do hereby certify that	neioN & ,	• • • • • • • • • • • • • • • • • • • •	1
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MITTS A. Brunson —Borrower			
corded with it.	y Borrower and re	d in any rider(s) ex.cov'ed h	Instrument an
ees to the terms and covenants contained in this Security	accepts and agr	DAING BELOW, Ec. OWER	BY SIG
		(s) [sbecuty]	но □
Unit Development Rider	Planned	aduated Paythent Rider	
nium Rider 🔲 2-4 Family Rider	imobno	Justable Rider Sustable Pate Rider	
each such rider shall be incorporated into and shall amend and ity Instrument as if the rider(s) were a part of this Security	lo sinsməsiga ba	he covenants and agreeme	yinuos2 sidi i Inomolqque
ore siders are executed by Borrower and recorded together with			
y any recordation costs.	Borrower shall pa	thout charge to Borrower.	Instrument w
the sums secured by this Security Instrument. y this Security Instrument, Lender shall release this Security	i' fees, and then to	ds and reasonable attorneys	receiver's bon
by Lender or the receiver shall be applied first to payment of the nes, including, but not limited to, receiver's fees, premiums on	ny rents collected of collection of re	ncluding those past due. A gement of the Property ar	i the Property is snam to elsoo
wing judicial sale, Lender (in person, by agent or by judicially session of and manage the Property and to collect the rents of	nter upon, take po	eiver) shall be entitled to e	appointed rec
baragraph 19 or abandonment of the Property and at any time.	receleration under	nder in Possession. Upon :	5.1 .02
pursuing the remedies provided in this paragraph 19, including,	ni berrucai incurred in	be entitled to collect all ex d to, reasonable attorneys'	Lender shall
n may require immediate payment in full of all sums secured by say foreclose this Security Instrument by Judicial proceeding.	т бая баятэ р тэ	Instrument without furth	this Security

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 non-existence of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured on or

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 and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums

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

UNOFFICIAL COPY

Witness my hand and official seal this......

Notary Public

(SEVI)

This instrument was prepared by

My Commission Expires:

(ye' eye' tyek)

UNIFORM COVENANTS By tower and Length cover and interest; Prepayment and Late Charges. Borrower shall promptly pay when due

 Payment of Principal and Interest; Prepayment and Late Charges. Borrower shall promptly pay when due the principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note.

2. Funds for Taxes and Insurance. Subject to applicable law or to a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") equal to one-twelfth of: (a) yearly taxes and assessments which may attain priority over this Security Instrument; (b) yearly leasehold payments or ground rents on the Property, if any; (c) yearly hazard insurance premiums; and (d) yearly mortgage insurance premiums, if any. These items are called "escrow items." Lender may estimate the Funds due on the basis of current data and reasonable estimates of future escrow items.

The Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a federal or state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay the escrow items. Lender may not charge for holding and applying the Funds, analyzing the account or verifying the escrow items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Borrower and Lender may agree in writing that interest shall be paid on the Funds. Unless an agreement is made or applicable law requires interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the sums secured by this Security Instrument.

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

amount necessary to make up the deficiency in one or more payments as required by Lender.

Upon payme: in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender. If under paragraph 19 the Property is sold or acquired by Lender, Lender shall apply, no later than immediately prior is the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of application as a credit against the sums secured by this Security Instrument.

3. Application of Fayments. Unless applicable law provides otherwise, all payments received by Lender under paragraphs 1 and 2 shall be applied: first, to late charges due under the Note; second, to prepayment charges due under the

Note; third, to amounts payable '.n'ler paragraph 2; fourth, to interest due; and last, to principal due.

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

receipts evidencing the payments.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation setured by the lien in a manner acceptable to Lender; (b) contests in good faith the lien by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien or forfeiture of any part of the Property; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which may attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Borrower shall satisfy the lien or take one or more of the actions set forth above within 10 days of the giving of notice.

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

unreasonably withheld.

All insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgage clause. Lender shall have the right to hold the policies and renewals. If Lender requires, Lorrower shall promptly give to Lender all receipts of paid premiums and renewal notices. In the event of loss, Borrower shall give prompt notice to the insurance

carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall to applied to restoration or repair of the Property damaged, if the restoration or repair is economically feasible and Lender's socurity is not lessened. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. If Borrower abandons the Property, or does not answer within 30 days a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may collect the insurance proceeds. Lender may use the proceeds of repair or restore the Property or to pay sums secured by this Security Instrument, whether or not then due. The 30-day period will begin when the notice is given.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of the payments. If under paragraph 19 the Property is acquired by Lender, Borrower's right to any insurance policies and proceeds resulting from damage to the Property prior to the acquisition shall pass to Lender to the extent of the sums secured by this Security

Instrument immediately prior to the acquisition.

6. Preservation and Maintenance of Property; Leaseholds. Borrower shall not destroy, damage or substantially change the Property, allow the Property to deteriorate or commit waste. If this Security Instrument is on a leasehold, Borrower shall comply with the provisions of the lease, and if Borrower acquires fee title to the Property, the leasehold and

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

7. Protection of Lender's Rights in the Property; Mortgage Insurance. If Borrower fails to perform the covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation or to enforce laws or regulations), then Lender may do and pay for whatever is necessary to protect the value of the Property and Lender's rights in the Property. Lender's actions may include paying any sums secured by a lien which has priority over this Security Instrument, appearing in court, paying reasonable attorneys' fees and entering on the Property to make repairs. Although Lender may take action under this paragraph 7, Lender does not have to do so.

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

requesting payment.

insurance terminates in accordance with Borrower's and Lender's written agreement or applicable law. Borrower shall pay the premiums required to maintain the insurance in effect until such time as the requirement for the If Lender required mortgage insurance as a condition of making the loan secured by this Security Instrument,

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

In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Security assigned and shall be paid to Lender.

paid to Borrower. before the taking, divided by (b) the fair market value of the Property immediately before the taking. Any balance shall be the amount of the proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately Instrument, whether or not then due, with any excess paid to Borrower. In the event of a partial taking of the Property, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by

given, Lender is authorized to collect and apply the proceeds, at its option, either to restoration or repair of the Property or If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemnor offers to make an award or settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is

postpone the due den of the monthly payments referred to in paragraphs I and 2 or change the amount of such payments. to the sums secured by this Security Instrument, whether or not then due.

Unless I, reder and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or

by the original Borrower or Botrow er's successors in interest. Any forbearance by Lender in exercising any right or remedy payment or otherwise modify a mortization of the sums secured by this Security Instrument by reason of any demand made Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for interest of Borrower an all not operate to release the liability of the original Borrower or Borrower's successors in interest. modification of an Artization of the sums secured by this Security Instrument granted by Lender to any successor in Extension of the time for payment or 10. Borrower Not Released; Forbearance By Lender Not a Walver.

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 Instrument but does not execute the Motr: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Bortower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay of paragraph 17. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security this Security Instrument shall bind an (124 nefit the successors and assigns of Lender and Borrower, subject to the provisions shall not be a waiver of or preclude the exercise of any right or remedy.

13. Successors and Assigns Lound; Joint and Several Liability; Co-signers. The covenants and agreements of

under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a permitted limits will be refunded to Borrower. Lender may ch ose to make this refund by reducing the principal owed necessary to reduce the charge to the permitted limit; and (h) any sums already collected from Borrower which exceeded 12. Loan Charges. If the loan secured by the security instrument is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the incress or other loan charges collected or to be collected in connection with the loan exceed the permitted limits, then (a) any such loan charge shall be reduced by the amount that Borrower's consent.

may require immediate payment in full of all sums secured by this Security instrument and may invoke any remedies rendering any provision of the Mote or this Security Instrument unenfore at its according to its terms, Lender, at its option, If enactment or crpiration of applicable laws has the effect of 13. Legislation Affecting Lender's Rights, partial prepayment without any prepayment charge under the Note.

71 dqsagsasq permitted by paragraph 19. If Lender exercises this option, Lender shall take the steps specified in the second paragraph of

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

Note are declared to be severable: which can be given effect without the conflicting provision. To this end the provisions of this Security instrument and the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note 15. Governing Law; Severability. This Security Instrument shall be governed by federal aw 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

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secured by this Security Instrument, However, this option shall not be exercised by Lender if exercise is prohibited by person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums 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 interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural interest in it is sold or transferred (or if a beneficial interest in grower is sold or transferred for the property or interest in full of all sums

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period federal law as of the date of this Security Instrument.

remedies permitted by this Security Instrument without further notice or demand on Borrower. this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by

occurred. However, this right to reinstate shall not apply in the case of acceleration under paragnal 13 or 17. Borrower, this Security Instrument and the obligations secured hereby shall remain fully effective as if no acceleration had occurred; (b) cures any default of any other covenaries 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 obligation to pay the sums secured by 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 the sums secured by this Security Instrument shall continue unchanged. (a) pays Lender all sums which then would be due under this Security Instrument and the Note had no acceleration Security Instrument; or (b) entry of a judgment enforcing this Security Instrument. Those conditions are that 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 the endiance in the Property pursuant to any power of sale contained in this supplicable law may specify for reinstatement) before sale of the Property pursuant to any power of sale contained in this supplicable law may specify for reinstatement) before sale of the Property pursuant to any power of sale contained in this sale.

UNOFFICIAL COPY

ADJUSTABLE RATE RIDER

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PRIME RATE

THIS ADJUSTABLE RATE RIDER is made this 14th day of March 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 Republic Savings Bank, F.S.B., its successors and/or assigns (the "Lender") of the same date and covering the property described in

the Security Instrument and located at

4444 Lindenwood, Matteson, Illinois 60443

[Property Address]

THE NOTE CONTAINS PROVISIONS ALLOWING FOR CHANGES IN THE INTEREST RATE AND THE MONTHLY PAYMENT. THE WIND THE WALLEY TO THE OWNER TO THE DISCONSTRUCTION OF THE OWNER TO THE OWNER THE OWNER TO THE OWNER THE KARCHE BEHNYA EKAN MININKA KIKA ANEKA MARKA MINIKA MAKAKA MEGAKAN BOKIK BOKA KARANGANAN AND MENT MUSIC HAVE

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

A. INTEREST RATE AND MONTHLY PAYMENT CHANGES

The Note provides for an initial interest rate of + 2.5%. The Note provides for changes in the interest rate and the monthly payments, as follow. *THE INITIAL INTEREST RATE ON 3/14/88 IS 11.0% WHICH IS PRIME PLUS 2.5%

4. INTEREST RATE AND MONTHLY PAYMENT CHANGES

HH HHNIKY KKYKERIKHRIKEN DYKKHE KKRIBER KERIK KE BERHK KRIKIKKKKKKKKKKKKKRIKER KERH KKREKK KERK KRIK K E KYBIKKKKKKKKKKKK XXXXXXXXXXXXXXXX Prime Rate at Republic Savings Bank, F.S.B..

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

(C) Calculation of Changes

Before each Change Date, the Note Holder will calculate my new interest rate by adding. Two and One half percentage points (2.50

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(E) Effective Date of Changes

My new interest rate will become effective on each Change Date. I will pay the amount of my new mentally 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 I ender'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 I ender releases Rorrower in writing

MULTISTATE ADJUSTABLE RATE RIDER—ARM 5-2 - angle (Fig.), -- Fannie Mae, Freddie Mac Uniform Instrument

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instable Rat	s to the terms and covenants contained in this Ad.

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BY SIGNIAGE BELOW, Bortower accepts and agrees to the terms and covenants contained in this Adjustable Rate

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 or demand on Borrower.

, 19 88 14th March day of THIS 1-4 FAMILY RIDER is made this and is 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 Note to Republic Savings Bank, F.S.B., its successors and/or assigns (the "Lender") of the same date and covering the property described in the Security Instrument and located at:

4444 Lindenwood, Matteson, Illinois 60443

(Property Address)

1-4 FAMILY COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

- A. USE OF PROPERTY; COMPLIANCE WITH LAW. Borrower shall not seek, agree to or make a change in the use of the Property or its zoning classification, unless Lender has agreed in writing to the change. Borrower shall comply with all laws, ordinances, regulations and requirements of any governmental body applicable to the Property.
- B. SUBORDINATE LIENS. Except as permitted by federal law, Borrower shall not allow any lien inferior to the Security Instrument to be perfected against the Property without Lender's prior written permission.
- C. RENT LOSS IN URANCE. Borrower shall maintain insurance against rent loss in addition to the other hazards for which insurance is r qu'red by Uniform Covenant 5.
 - D. "BORROWER'S RIGHT TO REINSTATE" DELETED. Uniform Covenant 18 is deleted.
- E. ASSIGNMENT OF LEASE'S. Upon Lender's request. Borrower shall assign to Lender all leases of the Property and all security deposits made in connection with leases of the Property. Upon the assignment, Lender shall have the right to modify, extend or terminate the existing leases and to execute new leases, in Lender's sole discretion. As used in this paragraph E, the word "lease" slall rican "sublease" if the Security Instrument is on a leasehold.
- F. ASSIGNMENT OF RENTS. Borrowe in conditionally assigns and transfers to Lender all the rents and revenues of the Property. Borrower authorizes Lender or Lender's agents to collect the rents and revenues and hereby directs each tenant of the Property to pay the rents to Lender of Lender's agents. However, prior to Lender's Notice to Borrower of Borrower's breach of any covenant or agreement in any Security Instrument, Borrower shall collect and receive all rents and revenues of the Property as trustee for the benefit of Lender and Borrower. This assignment of rents constitutes an absolute assignment and not an assignment for additional security only.

If Lender gives notice of breach to Borrower: (i) all ren's rejeived by Borrower shall be held by Borrower as trustee for benefit of Lender only, to be applied to the sums secured by the Security Instrument; (ii) Lender shall be entitled to collect and receive all of the rents of the Property; and (iii) each to mant of the Property shall pay all rents due and unpaid to Lender or Lender's agent on Lender's written demand to the arrant.

Horrower has not executed any prior assignment of the rents any has not and will not perform any act that would prevent Lender from exercising its rights under this paragraph F.

Lender shall not be required to enter upon, take control of or maintain the Property before or after giving notice of breach to Borrower. However, Lender or a judicially appointed receiver may to so at any time there is a breach. Any application of rents shall not cure or waive any default or invalidate any other right or remedy of Lender. This assignment of rents of the Property shall terminate when the debt secured by the Security Instrument is paid in full.

G. CROSS-DEFAULT PROVISION. Borrower's default or breach under any note in greement in which Lender has an interest shall be a breach under the Security Instrument and Lender may invoke any of the remedies permitted by the Security Instrument.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions contained in this 1-4 Family Rider.

and agrees to the terms and provisions commence is	XC.
Willis a Drunson	(Seal)
Willis A. Brunson	-Borrower
Daundia & Buenson	(Seal)
Saundra L. Brunson	-Borrower
	(Seal)
	-Borrower
	(Sea!)
	-Borrower

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