# 88251278

## UNOFFICIAL COPY

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1988 JUN -9 PM 2: 20

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#### Boulevard Bank

88251278

410 North Michigan Avenue, Chicago, Illinois 60611-4181(312) 836-6500

- [Space Above This Line For Recording Data]

#### MORTGAGE

\$17.00

THIS MORTGAGE ("Security Instrument") is given on June 2,

. The mortgager is Lorene Walter, Never having been married 19 88.. The moragogor is

"Borrower"). This Security Instrument is given to Boulevard Bank , which is organized and existing 410 N. Michigan Avenue,

a national banking association National Association the United States of America under the laws of

, and whose address is

Chicago, Illinois 60611 Borrower owes Lender the prit cipal sum of Ninety Thousand and 00/100

Dollars (U.S. \$ 90,000.00\*\*\* ). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on June 1, 2018 ---- This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all city sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender the following described property

City of Chicago, located in

County, Illinois:

To Wit:

UNIT NUMBER 902 AS DELINEATED UPON SULVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL PROPERTY ("PARCEL"):

LOTS 1 TO 5 INCLUSIVE IN PAULSEN'S SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 6 IN H. O. STONE'S SUBDIVISION OF ASTOR'S ADDITION TO CHICAGO IN THE NORTH 1/2 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY LA SALLE NATIONAL BANK, NATIONAL BANKING A SOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 25, 1968 AND KNOWN AS TRUST NUMBER 38847, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON SEPTEMBER 17, 1973 AS DOCUMENT NUMBER 224800/0, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

This instrument was prepared by:

R. H. Hansen

, 410 N. Michigan Ave., Chicago, IL 60611

PIN # 17-03-110-011-1056

which has the address of

60 East Scott, #902

Chicago [City]

Illinois

60610 12in Code1 ("Property Address");

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

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

ILLINOIS—Single Family—FNMA/FHLMC UNIFORM INSTRUMENT

Form 3014 12/83

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	Boulevard B			(sinnN)
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				set forth.
nionod) s	t the uses and purposes	er free and voluntary act, for	d instrument as	signed and delivered the said
<b>9</b> μς	acknowledged that	sefore me this day in person, and	instrument, appeared b	gniogorof off to the foregoing
8	) whose ran e(x) t	wn to me to be the same person(x)	, personally know	
		ever having been married	Lorene Walter, M	do hereby certify that
, state,	nd for said county ar	, a Notary Public in	rsigned	the Under
		Cook County 52.		STATE OF ILLINOIS,
-Borlower (Iso2)		Coz		
) (las2)		C		
(le92)				
Botrower		LORENE WALTER	)×,	
([E52])		X	7	
Security	sidt ni bənistnoə etm	agrees to the terms and covena and recorded with it.	, Воггоуус десерія апо ) ехесціє у У Боттомет а	BY Stontino Below Instrument and rider(s
			7/4	Other(s) [specify]
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**	Z-4 Family Rid	dominium Rider	e pox(es)]	Instrument: [Check e.pp!icabl
Security incr with	ty Instrument, ender shall release this: Property. wer and recorded toget orated into and shall an	of rents, tincluding, but not limited on to the sums secured by this Security, Instrument, Lead by this Security, Instrument, Leal pay any recordation costs.  Tight of homestead exemption in the or more riders are executed by Borrous of each such rider shall be incorpied.	ile attorneys fees, and the yment of all sums secures borrower shall sums ead. Borrower waives all unity instrument. If one covenants and agreement covenants and agreement covenants and agreement.	receiver's bonds and reasonable. 21. Release. Upon pall natrument without charge to 22. Waiver of Homest 23. Ri 121 to this Secutity Listry ment, the
ndicially rents of ndicially	erson, by agent or by Jr sperty and to collect the se applied first to payme	nder paragraph 19 or abandonment following judicial sale, Lender (in p ke poseesion of and manage the Pro cied by Lender or the receiver shall of	y period of redemption I ntitled to enter upon, tal past due. Any rents colle	prior to the expiration of any appoint the coloral being factoring the Property including the property in the property including the prop

Non-Juleor Coverant or agreement in this Security Instrument (but not prior to acceleration; Remedies, Lender shall give notice to Borrower prior to acceleration following. Borrower's breach of any coverant 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 unless applicable law provides otherwise). The notice is given to Borrower, by which the default must be cured; and (d) that failure to cure 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 fallule of the cities after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default to reinstate after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default to render at its option may require immediate payment in full of all sums secured by 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, reasonable attorneys' fees and costs of title evidence.

Lender shall be entitled to, reasonable attorneys' fees and costs of title evidence.

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

8. Inspection. Lender or its agent may make reasonable entries upon and inspections of the Property. Lender

shall give Borrower notice at the time of or prior to an inspection specifying reasonable cause for the inspection.

9. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in lieu of condemnation, are hereby

assigned and shall be paid to Lender.

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

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

to the sums secured by this Security Instrument, whether or not then due.

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

10. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall do 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 and tization 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 expreise of any right or remedy.

11. Successors and Assigns Bourn, Joint and Several Liability; Co-signers. The covenants and agreements of this Security Instrument shall bind and benefit in 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) regrees 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.

If the loan secured by this Se jurit ! Instrument is subject to a law which sets maximum loan 12. Loan Charges. charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed the permitted limits, then: a) any such loan 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 to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund resuces principal, the reduction will be treated as a partial prepayment without any prepayment charge under the Note.

If enactment or expiration of applicable laws has the effect of 13. Legislation Affecting Lender's Rights. 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 cores specified in the second paragraph of

paragraph 17.

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

15. Governing Law; Severability. This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision. To this end the provisions of this Security Institute ent and the

Note are declared to be severable.

 Borrower's Copy. Borrower shall be given one conformed copy of the Note and of this Security Instrument.
 Transfer of the Property or a Beneficial Interest in Borrower. If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Security Instrument.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any

remedies permitted by this Security Instrument without further notice or demand on Borrower.

18, Borrower's Right to Reinstate. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earlier of: (a) 5 days (or such other period as applicable law may specify for reinstatement) before sale of the Property pursuant to any power of sale contained in this Security Instrument; or (b) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note had no acceleration occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees; and (d) takes such action as Lender may reasonably require to assure that the lien of this Security Instrument, Lender's rights in the Property and Borrower's obligation to pay the sums secured by this Security Instrument shall continue unchanged. Upon reinstatement by Borrower, this Security Instrument and the obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under paragraphs 13 or 17.

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requesting payment.

Any amounts disbursed by Lender under this paragraph? 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

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's actions and pay for whatever is necessary to protect the value of the Property and Lender's rights in the Property Lender's actions may do and pay for whatever is necessary to protect the value of the Property and Lender's rights for 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 actorneys' fees and entering on the Property to make repairs. Although Lender may take action under this paragraph? Lender does not have to do so.

fee title shall not merge unless Lender agrees to the Property; Mortgage Insurance. If Borrower fails to perform the

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 property, the leasehold and Borrower shall comply with the provisions of the lease, and if Borrower acquires fee title to the Property, the leasehold and for this shall not market in the provisions of the Property, the leasehold and the title shall not market in the provisions of the Property, the leasehold and the title shall not market in the provisions of the Property, the leasehold and the title shall not market in the provisions of the Property in the leasehold.

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 I and 2 or change the amourt 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 press to Lender to the extent of the sums secured by this Security Instrument immediately prior to the acquisition.

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

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

5. Hazard Insurance. Borrower shall keep the 'mprovements 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. This insurance shall be maintained in the 'rounts and for the periods that Lender requires. The insurance shall be chosen by Por over subject to Lender's approval which shall not be unreasonably withheld.

Borrower shall promptly disch trge my lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the occigation secured by the lien in a manner acceptable to Lender; (b) contests in good faith the lien by, or defends against enforcement of the vice 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 astreament astreament astreament astreament astreament astreament astreament as a lien which may give Borrower a notice identifying the lien. Borrower shall satisfy the in a c take one or more of the actions set forth above within 10 days of the giving of notice.

4. Charges, Liens. Lorrower 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 them on time directly to the payment. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph. If B crower makes these payments directly, Borrower shall promptly furnish to Lender treater and tree payments.

Note; third, to amoun." payable under paragraph 2; fourth, to interest due; and last, to principal due.

application as a creative sum secured by this Security Instrument.

3. Application as a creative summers. Unless applicable law provides otherwise, all payments received by Lender under paragraphs I and Z shall be applied: first, to late charges due under the Note; second, to prepayment charges due under the

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

Upont ay Lender in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds hale ty Lender. If under paragraph 19 the Property is sold or acquired by Lender, Lender shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of

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 field by Lender is not sufficient to pay the escrow items when due, Borrower shall pay to Lender any amount of the Funds field by Lender is not sufficient to pay the escrow items when due, Borrower shall pay to Lender any

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 may not charge for holding and applying the Funds analyzing the count or verifying the escrow items, unless Lender may agree in writing that interest shall be paid on the Funds. Unless an agreement is made or applicable law tequires interest to be paid, Lender shall not be required to pay Borrower any interest to rearnings on the Funds. Lender requires interest to be paid, Lender shall not be required to pay Borrower any interest to be paid, the Funds and the Funds and the Funds and object 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.

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 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; and the Property, if any; (c) yearly theself payments or ground rents on the Property, if any; (e) yearly the reasonable estimates it and it is an estimate the Funds due on the basis of current data and reasonable estimates of future escrow items." Lender may estimate the Funds due on the

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

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

2. Funds for Taxes and Interestion the debt evidenced by the Mote and any prepayment and late charges due under the Mote.

# UNOFFICIAL COPY CONDOMINIUM RIDER

The Property includes a unit in, together with an undivided interest in the common elements of, a condominium project known as:

60 - 70 East Scott Condominium
[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. Condomitium. 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 due, all dues and assessments imposed pursuant to the Constituent Documents.
- B. Hazard Insurance. 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," It en.
- (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 in a once on the Property; and
- (ii) Borrower's obligation under Uniform Covenant 5 to maintain hazard insurance coverage on the Property is deemed satisfied to the extent that the required coverage is provided by the Owners Association policy.

Borrower shall give Lender prompt notice of any lapse in required hazard insurance coverage.

In the event of a distribution of hazard insulance 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 acceptal le in form, amount, and extent of coverage to Lender.
- D. Condemnation. The proceeds of any award or claim for dianages, 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 Instrument 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, rice; it 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;
- (iv) any action which would have the effect of rendering the public liability insurance collecting maintained by the Owners Association unacceptable to Lender.
- F. Remedies, If Borrower does not pay condominium dues and assessments when due, then Lender that pay them. Any amounts disbursed by Lender under this paragraph F shall become additional debt of Borrower secures by the Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest it on the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

By Signing Below, Borrower accepts and agrees to the terms and provisions contained in this Condominium Rider.

x		(Sea)
LORENE WALTER		-Borrowe
*******************************	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	(Sea)

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Property or Cook County Clerk's Office

# 88251278

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#### CAPPED ONE-YEAR ARM RIDER TO THE MORTGAGE/DEED OF TRUST/ SECURITY DEED

#### (One Year Index-Interest Rate Cap)

THIS CAPPED ONE-YEAR ARM RIDER is	RM RIDER is made this 2		day of	y of June	
19.88, and is incorporated into and amends at (the "Security Instrument") of the same date gi	nd supplement iven by me (th	ts the Mortga	ge, Deed of ' '') to <u>BOU</u>	d of Trust or Security Deed BOULEVARD BANK 60611 (the "Lender" or	
NATIONAL ASSOCIATION, 410 N. MICHI	IGAN AVENU	CBICAGO	LL 6061		
"Note Holder") of the same date and covering th	ne property des	scribed in the	Security Inst	rument and located a	
60 Bast:	Scott 3 #9	020)		ergin .	
Chicago, I	Illinois 6	0610			
	Property Address	1			

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

Additional Cover an s: In addition to the covenants and agreements made in the Security Instrument, the Lender and I further coven at and agree as follows:

#### A. INTEREST RATE AND MONTHLY PAYMENT CHANGES

The Note provides for a initial interest rate of 7.500 %. The Note provides for changes in the interest rate and the mon bly payments, as follows:

#### 4. INTEREST RATE AND MONTHLY PAYMENT CHANGES

#### A. Change Dates

#### B. The Index

Beginning with the first Change Date, my interest rate will be based on an Index. The "Index" is the weekly average yield on United States T. easury securities adjusted to a constant maturity of one year. The Index is published weekly by the Fe ier il Reserve Board in Statistical Release H.15(519). The most recent published Index figure at the unce that the "Notice of Changes" is prepared by the Note Holder is called the "Current Index." If the indication is no longer available, the Note Holder will choose a new index which is authorized by the Comptruliar of the Currency and which is based upon comparable information. The Note Holder will give use notice of this choice.

#### C. Calculation of Changes

Before each Change Date, the Note Holder will calculate my new interest rate by adding 2.500 percentage points (the "Margin") to the Current Index. The Note Holder will then round the result of this addition up to the next highest one-eight of one percentage point (0.125%). This rounded amount will be my new interest rate until the next Change Date, subject to these interest rate cap limitations:

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

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

#### D. Effective Date of Changes

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

#### E. Notice of Changes

The Note Holder will deliver or mail to me a notice of any changes in my interest rate and the amount of my monthly payment ("Notice of Changes") approximately 45 days before the effective date of any interest rate change. The notice will include information required by law to be given me and also the title and telephone number of a person who will answer any questions I may have regarding the notice.

## C. TRANSFER OF THE PROPERTY OR A BENEFICIAL INTEREST IN BORHOWER

Uniform Covenant 17 of the Security Instrument is amended as follows:

Transfer of the Property or a Beneficial Interest in Borrower. If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums 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 in connection with any sale or transfer if:

- (a) I cause 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;
- (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; and
- (c) Lender and the transferee agree to raise the interest rate, the Margin and the interest rate change caps to the Lender's then current requirements. "Lender" means the owner of my note if it has been sold by the original lender on the secondary market.

To the extent permitted by applicable law, Lender may charge a reasonable fee as a condition to Lender's consent to the loan assumption. Lender may also require the transferee to sign an assumption agreement that is acceptable to Lender and that obligates the transferee to keep all the promises and agreement made in the Note and in this Security Instrument. I will continue to be obligated under the Note and this Security Instrument unless Lender releases me in writing.

If Lender exercises the option to require immediate payment in full, Lender shall give me notice of acceleration. The rotice shall provide a period of not less than 30 days from the date the notice is delivered or mailer within which I must pay all sums secured by this Security Instrument. If I fail 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 me.

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

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