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ILLINOIS - State - County - City / This instrument certifies that the instrument contains only non-uniform contents with limited variations by jurisdiction to constitute a uniform security instrument concerning real property.

BORROWER CERTIFICATE combines uniform contents for national use and non-uniform contents with
nonuniformities of record.

Borrower grants and conveys the Property and that the Property agrees to all claims and demands, subject to any mortgagee, grant and convey the Property is unencumbered, except for encumbrances of record.

TOGETHER WITH all the improvements now or hereafter erected on the estate hereby, condemned and has the right to
occupancies, 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
appurtenances, together with all the improvements now or hereafter erected on the property, and all easements, rights,

(26 copies) ("Property Address")

Illinois 60616

which has: the address of ✓ 1881 NORTH PE STREET UNIT B CHICAGO

STATIONARY AT EIGHTH AVENUE, *APOESEAD IN SAME AS THE PROVISIONS OF SAID DECLARATION AND

IN SAID DECLARATION THE SAME AS THE PROVISIONS, RESTRICTIONS AND PROVISIONS OF THIS SECURITY INSTRUMENT

SUBJECT TO ALL RIGHTS, EXEMPTIONS, OWNERSHIPS, OBLIGATIONS, CONTINUATION OF CONDOMINIUM THIS SECURITY IS SUBJECT

TO THE DEEDS OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM THIS SECURITY FOR THE

DEEDS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE

MORTGAGE ALSO HEREBY GRANTS TO THE MORTGAGEE ITS SUCCESSORS AND ASSIGNEES, AS RIGHTS AND

PERMANENT INDEX NO.: 14-32-403-061-0000 - 14-32-403-045-0000

PARCEL 1: UNIT B, IN COOK COUNTY TOWNSHIP CONDOMINIUM AS DELINQUENT ON A
SURVEY OF THE FOLLOWING DESCIBED REAL ESTATE: LOTS 89, 90, 91, 92, 93, AND
94 IN CLARKE AND THOMAS SUBDIVISION OF LOT 4 OF BLOCK 9 OF SHEFFIELD'S ADDITION
TO CHICAGO IN SECtIONS 29, 31, 32, AND 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED
AS EXHIBIT A, TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 87580855
TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN
COOK COUNTY, ILLINOIS.
PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE ASSIGNED TO UNIT B, A
LIMITED COPISON ELEMENT, AS DELINQUENT ON THE SURVEY ATTACHED TO THE DECLARATION
AFOREREAD RECORDED AS DOCUMENT 87580855, IN COOK COUNTY, ILLINOIS.

located in COOK County, Illinois:
Note: For this purpose, Borrower does hereby, ratifies, grants and conveys to Lender the following described property
Security instrument: (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security instrument and
modifications: (c) the repayment of the debt evidenced by the Note, with interest, and all remedies, covenants and
securities to Lender: (d) the same date as this Security instrument, with the full debt, if not
paid earlier, due and payable on May 1, 2003.
Borrower owes Lender the principal sum of ONE HUNDRED FORTY THOUSAND DOLLARS AND 00/100
(\$140,000.00). 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 May 1, 2003.
which is organized under the laws of THE STATE OF DELAWARE
and whose address is
135 CHESTNUT RIDGE ROAD, MONVAL, NEW JERSEY, 07645
Borrower owes Lender the principal sum of ONE HUNDRED FORTY THOUSAND DOLLARS AND 00/100
("Lender").

(Borrower), This Security instrument is given to CHASE HOME MORTGAGE CORPORATION

19 THIS MORTGAGE ("Security instrument") is given on APRIL 29
1988 The mortgagees DENNIS E. GREENE AND LYNN R. GREENE, HUSBAND AND WIFE

MORTGAGE

(Space above this line for Recording Date)

PREPARED BY: JILL MULLINS
CHASE HOME MORTGAGE CORPORATION
CHASE HOME MORTGAGE CORPORATION
RETURN TO: POST CLOSING DEPARTMENT
ROLLING MEADOWS, ILLINOIS 60008
1 S 660 MIDWEST ROAD
OAKBROOK TERRACE, ILLINOIS 60181

88341340

88197796

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

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

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

21. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument without charge to Borrower. Borrower shall pay any recordation costs.

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

23. Riders 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 this Security Instrument as if the rider(s) were a part of this Security Instrument. [Check applicable box(es)]

Adjustable Rate Rider

Condominium Rider

2-4 Family Rider

Graduated Payment Rider

Planned Unit Development Rider

Other(s) BALLOON SEE RIDER TO MORTGAGE ATTACHED, MADE A PART HEREOF, AND INCORPORATED HEREIN BY REFERENCE.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

Dennis E. Greene
DENNIS E. GREENE

(Seal)
Borrower

Lynne R. Greene
LYNNE R. GREENE

(Seal)
Borrower

COOK COUNTY, ILLINOIS

(Seal)
Borrower

1988 MAY 10 PM 2:14

88197796

(Seal)
Borrower

[Space Below This Line For Acknowledgment]

STATE OF ILLINOIS, COOK

County ss:

I, THE UNDERSIGNED, a Notary Public in and for said county and state,
do hereby certify that DENNIS E. GREENE AND LYNNE R. GREENE, HIS WIFE
. personally known to me to be the same person(s) whose name(s) ARE
subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that THEY
signed and delivered the said instrument as THEIR free and voluntary act, for the uses and purposes therein
set forth.

Given under my hand and official seal, this 29th day of APRIL . 19 88

My Commission expires:

5/30/88 *Clara B. Sullivan*
Notary Public

COOK COUNTY
ILLINOIS

1988 AUG - 1 AM 1:36

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THIS SECURITIY INSTRUMENT TO PAY THE COST OF AN INDEPENDENT TAX REPORTING SERVICE
* A CHARGE ASSESSED BY THE LENDER IN CONNECTION WITH THE BORROWER'S ENTERING INTO

THE DATE OF DISBURSEMENT AT THE NOTE RATE AND SHALL BE PAYABLE, WITH INTEREST, UPON NOTICE FROM LENDER TO BORROWER
SECURITY INSTRUMENT. UNLESS BORROWER AND LENDER AGREE TO OTHER TERMS OF PAYMENT, THESE AMOUNTS SHALL BEAR INTEREST FROM
ANY AMOUNTS DISBURSED BY LENDER UNDER THIS PARAGRAPH 7, WHICH SHALL BECOME ADDITIONAL DEBT OF BORROWER SECURED BY THIS
LENDER MAY TAKE ACTION UNDER THIS PARAGRAPH 7, LENDER DOES NOT HAVE TO DO SO.

INSTRUMENT, APPROPRIATE IN COURT, LENDER'S ACTIONS MAY INCLUDE PAYING ANY SUMS ACCRUED BY 2 INCH AT WHICH THIS PROPERTY
REGULATIONS, WHICH LENDER MAY DO AND PAY FOR WHICH IT IS NECESSARY TO PROTECT THE VALUE OF THE PROPERTY AND LENDER'S RIGHTS
COVERED AND AGREEMENTS CONTAINED IN THIS SECURITY INSTRUMENT, OR WHICH IS A LEGAL PROCEEDING THAT MAY SIGNIFICANTLY AFFECT
7. PROTECTION OF LENDER'S RIGHTS IN THE PROPERTY: NOTIFICATION. IF BORROWER FAILS TO PERFORM THE
FEE WHICH SHALL NOT MAKE UNLESS LENDER AGREES TO THE COST OF PAYING.

BORROWER SHALL COMPLY WITH THE PROVISIONS OF THE LEASE, AND IF BORROWER ACQUIRES FEES DUE TO THE PROPERTY, THE LEASEHOLD AND
CHARGE THE PROPERTY TO DEFENDANT OF COMMUNAL WASTE. IF THIS SECURITY INSTRUMENT IS IN A SECURITY
6. PRESENTATION AND EXISTENCE OF PROPERTY: LENDER'S. BORROWER SHALL NOT DEFEND, DEFY OR DISRESPECT
INSTRUMENT IMMEDIATELY PRIOR TO THE ACQUISITION.

FROM DAMAGE TO THE PROPERTY PRIOR TO THE ACQUISITION SHALL PASS TO LENDER TO THE EXTENT OF THE SUMS ACCRUED BY THIS SECURITY
UNDER PARAGRAPH 19, THE PROPERTY IS ACQUIRED BY LENDER, BORROWER'S RIGHT TO PAY AGREEMENTS 1 AND 2 OR CHANGE THE AMOUNT OF THE FEES
PENDING THE DUE DATE OF THE MONTHLY PAYMENTS REFERRED TO IN PARAGRAPHS 1 AND 2 OR CHANGE THE AMOUNT OF THE FEES
UNLESS LENDER AND BORROWER OTHERWISE AGREE IN WRITING, ANY APPLICATION OF PROCEEDS TO PURCHASES TO WHICH LENDER
WHEN THE NOTICE IS GIVEN.

THE PROPERTY, OR TO PAY SUMS SECURED BY THIS SECURITY INSTRUMENT, WHETHER OR NOT THEM DUE. THE DUE DATE WILL BEGIN
OFFERED TO SETTLE A CLAIM, UNLESS LENDER MAY COLLECT THE INSURANCE PROCEEDS. LENDER MAY USE THE PROCEEDS TO RECOVER
BORROWER ABANDONS THE PROPERTY, OR DOES NOT ANSWER WITHIN 30 DAYS A NOTICE FROM LENDER, UNLESS THE INSURANCE COMPANY HAS
APPLIED TO THE SUMS SECURED BY THIS SECURITY INSTRUMENT, WHETHER OR NOT THEM DUE, WITHIN 30 DAYS ACCESS PAID TO BORROWER. IF
RECOLLECTION OF REPORT IS NOT COMMERCIALLY REASONABLE, LENDER'S SECURITY INSTRUMENT, THE INSURANCE PROCEEDS SHALL BE
OF THE PROPERTY DAMAGED, IN THE RESTORATION OF REPORT IS COMMERCIALLY REASONABLE AND LENDER'S SECURITY IS NOT LESSENCED.
UNLESS LENDER AND BORROWER MAKE PROMISES BY BORROWER
CARLTON AND LENDER MAY MAKE PROMISES IN THE EVENT OF LOSS, BORROWER SHALL GIVE PROMPT NOTICE TO LENDER
ALL INSURANCE POLICIES AND RECORDS SHALL BE ACCEPTABLE TO LENDER AND SHALL INCLUDE A STANDARD MORTGAGE CLAUSE
LENDER SHALL HAVE THE RIGHT TO HOLD THE POLICIES AND RECORDS. IF LENDER FAILS, BORROWER SHALL PAY PROMPTLY NOTICE TO LENDER
UNREASONABLY RETAINED.

5. HAZARD INSURANCE. BORROWER SHALL KEEP THE INSURANCE WITHIN THE TERM "EXCLUDED COVERAGE" AND ANY OTHER HAZARDS FOR WHICH LENDER
MEASURED LOSSES BY FIRE, HAZARDS INCLUDED WITHIN THE TERM "EXCLUDED COVERAGE" AND ANY OTHER HAZARDS FOR WHICH LENDER
INSURANCE COMPANY IS SUBJECT TO THE INSURANCE AGREEMENTS NOW EXISTING OR HEREAFTER EXECUTED ON THE PROPERTY
OF THE GRADING OF NOTICE.

PROPERTY DEDUCTING THE LEND. BORROWER SHALL PAY THE LENDER OR LENDER'S AGENTS OR MORE OF THE ACTIONS NOT FORBIDDEN
TO BE PAID UNDER THIS PARAGRAPH 20, OR THE LENDER'S AGENTS OR MORE OF THE ACTIONS NOT FORBIDDEN
THE PROPERTY SHALL PAY THE LENDER'S AGENTS OR THE LENDER'S AGENTS OR THE LENDER'S AGENTS OR THE LENDER'S AGENTS
PARCELS OF LAND OWNED BY THE LENDER IN A LEGAL PROCEEDINGS FOR (C) SECURES FROM THE HOLDER OF THE LENDER'S AGREEMENT
FAITH THE LENDER, OR DEFENDS AGAINST ENFORCEMENT OF THE LENDER IN A MANNER ACCEPTABLE TO LENDER; (B) CONCILS IN GOOD
AGREEMENT IN WRITING TO THE PAYMENT OF THE OUTGOING, AND WHICH HAS PAYMENT OVER THIS SECURITY INSTRUMENT UNLESS BORROWER: (A)
BORROWER SHALL PAY PROMPTLY DISCHARGE, AND WHICH HAS PAYMENT OVER THIS SECURITY INSTRUMENT UNLESS BORROWER: (A)

RECEIVES PAYMENT OF THE PAYMENTS.

6. CHARGES, FEES. UNLESS LENDER SHALL PAY ALL FEES, ASSESSMENTS, CHARGES, FEES AND IMPOSITIONS ATTRIBUTABLE TO THE
PARAGRAPHS 1 AND 2 SHALL BE APPLIED; FIRST, TO TAKE CHARGES DUE UNDER THE NOTE; SECOND, TO PREPAYMENT CHARGES DUE UNDER
NOTE; THIRD, TO AMOUNTS PAID UNDER PARAGRAPH 20, FOURTH, TO INTEREST DUE; AND LAST, TO PRINCIPAL DUE.

3. APPLICATION OF PAYMENTS. UNLESS APPLICABLE LAW PERMITS OTHERWISE, ALL PAYMENTS RECEIVED BY LENDER
APPLICATION AS A CREDIT, AND IN THE SUMS SECURED BY THIS SECURITY INSTRUMENT.

UPON PAYMENT IN FULL OF ALL SUMS SECURED BY THIS SECURITY INSTRUMENT, LENDER SHALL PAY PROMPTLY REFUND TO BORROWER
ANY FUNDS HELD BY LENDER, IF FUNDS ARE SOLD OR ACCRUED BY LENDER, UNLESS FUND HELD BY LENDER IS SOLD TO BORROWER
UNLESS HELD BY LENDER, UNLESS FUND HELD IN FULL OF THE DEBT IN ONE OF MORE PAYMENTS IN ACCORDANCE WITH THE TIME OF

AMOUNT OF THE FUNDS HELD BY LENDER IS NOT SUBJECT TO PAY THE CREDITORS ITEMS WHICH PAID TO LENDER ANY
AT BORROWER'S OPTION, CREDITORS PROMPTLY PAYER TO BORROWER OR CREDITOR TO PAY BORROWER ON MONTHLY PAYMENTS OF FUNDS IN THE
THE DATE OF THE CREDITORS ITEMS, SHALL RECEIVE THE AMOUNT REQUIRED TO PAY THE CREDITORS ITEMS WHICH DUE, THE CREDITORS SHALL BE
IF THE AMOUNT OF THE FUNDS HELD BY LENDER, TOGETHER WITH THE FUTURE MONTHLY PAYMENTS OF FUNDS PAYABLE PRIOR TO
THIS SECURITY INSTRUMENT.

THE FUNDS SHALL BE HELD BY LENDER, UNLESS HELD BY LENDER, TOGETHER WITH THE FUTURE MONTHLY PAYMENTS OF FUNDS SECURED BY
PURPOSE FOR WHICH EACH DEBT TO THE FUNDS WAS MADE. THE FUNDS ARE PLACED IN ADDITIONALLY ACCRUE INTEREST FOR THE SUMS SECURED BY
SHALL PAY TO BORROWER, WITHOUT CHARGE, AN ANNUAL ACCRUALING OF THE FUNDS, WHICH CREDITS AND DEBITS ON THE FUNDS LENDER
REQUIRES INTEREST TO BE PAID. LENDER SHALL NOT BE REQUIRED TO PAY BORROWER ANY INTEREST OR APPROPRIATE
LENDER MAY AGREE IN WRITING THAT INTEREST SHALL BE PAID ON THE FUNDS. LENDER AN AGREEMENT IS MADE THAT FUNDS SHALL
LENDER PAYS BORROWER INTEREST ON THE FUNDS AND APPROPRIATE LAW PERMITS LENDER TO MAKE SUCH A CHARGE. BORROWER SHALL
LENDERS MAY NOT CHARGE FOR HOLDING AND APPROPRIATE LAW PERMITS LENDER TO MAKE AN AGREEMENT OR RETAINING THE CREDITORS ITEMS, UNLESS
STATE AGREEMENT (INCLUDING LENDER IF LENDER IS SUCH AS SUCH AS MENTIONED). LENDER SHALL PAY THE CREDITORS ITEMS
TO LENDER ON THE DAY MONTHLY PAYMENTS ARE DUE UNDER THE NOTE, UNLESS THE NOTE IS PAID IN FULL, A SUM ("FUNDS") EQUAL TO
2. FUNDS FOR TAXES AND LIENS. SUBJECT TO APPROPRIATE LAW OR TO A WRITTEN AGREEMENT, BORROWER PAY WHICH
THE PRINCIPAL OF AND INTEREST ON THE PROPERTY PREPAID AND LATE CHARGES. BORROWER SHALL PAY WHICH
LENDER COVENANTS BORROWER AND LENDER IN AN INSTITUTION THE DEPOSITS OF WHICH ARE INSURED BY A FEDERAL OR
BASIS OF CURRENT DATE AND REASONABLE ESTIMATES OF FUTURE EXPENSES.

MONETARY INSTRUMENTS, IF ANY. THESE ITEMS ARE CALLED "CREDITOR ITEMS." CREDITOR ITEMS, FUNDS DUE ON THE
LEASED PAYMENTS OF (A) SEARLY RATES AND ASSESSMENTS WHICH ARE CALLED "CREDITOR ITEMS." CREDITOR ITEMS, AND (D) SEARLY
ONE-TWELFTH OF (A) SEARLY MONTHLY PAYMENTS ARE DUE UNDER THE NOTE, UNLESS THE NOTE IS PAID IN FULL, A SUM ("FUNDS") EQUAL TO
TO LENDER ON THE DAY TAXES AND LIENS ARE. SUBJECT TO APPROPRIATE LAW OR TO A WRITTEN AGREEMENT, BORROWER PAY WHICH
1. PAYMENT OF PRINCIPAL AND LENDER'S PREPAID AND LATE CHARGES. BORROWER SHALL PAY WHICH
THE PRINCIPAL OF AND INTEREST ON THE PROPERTY PREPAID AND ANY PREPAYMENT AND LATE CHARGES DUE UNDER THE NOTE.

2. FUNDS FOR TAXES AND LIENS. SUBJECT TO APPROPRIATE LAW OR TO A WRITTEN AGREEMENT, BORROWER PAY WHICH
THE PRINCIPAL OF AND INTEREST ON THE PROPERTY PREPAID AND LATE CHARGES. BORROWER SHALL PAY WHICH
LENDER COVENANTS BORROWER AND LENDER IN AN INSTITUTION THE DEPOSITS OF WHICH ARE INSURED BY A FEDERAL OR
BASIS OF CURRENT DATE AND REASONABLE ESTIMATES OF FUTURE EXPENSES.

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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 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 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 not operate to release the liability of the original Borrower or Borrower's successors in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify 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 forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

11. Successors and Assigns; Joint and Several Liability; Co-signers. The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 17. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without that Borrower's consent.

12. Loan Charges. If the loan secured by this Security Instrument is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sum 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 reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge under the Note.

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

16. Borrower's Copy. Borrower shall be given one conformed copy of the Note and of this Security Instrument.

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

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

18. Borrower's Right to Reinstate. 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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LYNN R. GREENE

X D. L. LARUE R. J. WILSON (Seal)

DENNIS E. GREENE

X D. E. W. (Seal)

By SIGNING BELOW: Borrower accepts and agrees to the terms and provisions contained in this Condominium Rider.

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

F. Remedies. If Borrower does not pay condominium dues and assessments when due, such Lender may pay them, the Owners Association unacceptable to Lender.

(iv) any action which would have the effect of rendering the public liability insurance coverage maintained by Lender.

(iii) continuation of professional management and assumption of sole management of the Owners Association, or

(ii) any amendment to any provision of the Constitution Document in the proportion to the excess benefit of community domain;

(i) the abandonment of the Property or consent to any sale or other conveyance in the case of a failure by condominium of required by law in the case of substantial diminution by fire or other cause, or in the case of a failure by condominium of

E. Lender's right partition of subdivide the Property or consent to Lender and with Lender's prior written consent, either partition or subdivision of the Property shall not, except as set forth below, be provided in Uniform Convention 9.

D. Condemnation. The proceeds of any award, claim for damages, direct or consequential, paid to Borrower in connection with any condemnation of the Property, except for damage to the unit or of the common

Association maintains a public liability insurance policy acceptable in form, amount, and criteria of coverage to Lender.

C. Public Liability Insurance. Borrower shall take such actions as may be reasonable to measure the Owners

paid to Lender for application to the sums secured by the Security instrument, with any access paid to Borrower

Property, whether to the unit or to common elements, any proceeds payable to Borrower are hereby assigned and shall be paid to the Lender in the event of a distribution of any loss in respect of removal of hazard insurable coverage.

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

(ii) Borrower's claim under Uniform Convention 5 to maintain hazard insurance coverage on the Property is deemed satisfied to the extent that no required coverage is provided by the Owners Association Policy.

(i) Lender makes the provision in Uniform Convention 2 for the monthly payment to Lender of one-twelfth of the yearly premium installments for hazard insurance on the Property; and

within the term "elapsed or wage," when:

B. Hazard Insurance. So long as the Owners Association maintains, with a generally accepted insurance coverage in the same unit, for the periods, and against the hazards Lender requires, including fire and hazards included

"master" or "blanket" policy on the Condominium Project which is satisfactory to Lender and which provides insurance

A. Condominium Documents. Borrower shall perform all of Borrower's obligations under the Condominium Project pay, when due, all dues and assessments imposed pursuant to the Condominium Documents.

Condominium Documents. In addition to the warranties and agreements made in the Security instrument,

Borrower and Lender further covenant and agree as follows:

"the "Condominium Project," if the Owners Association or other entity which acts for the Condominium Project (the "Condominium Project"), holds title to property for the benefit of one 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.

and is incorporated into and becomes a supplement to the Mortgage, Deed of Trust or Security Document (the "Security Instrument") of the same date and covering the Property described in the Security instrument and located at:

1881 NORTH PE STREET UNIT B, CHICAGO, ILLINOIS 60612

of the same date and covering the Property described in the Security instrument and located at:

CHASE HOME MORTGAGE CORPORATION (the "Borrower") to secure Borrower's Note to

THIS CONDOMINIUM RIDER is made this 29TH day of APRIL

19 88.

CONDOMINIUM RIDER

UNOFFICIAL COPY

6 9 4 1 1 5 2 4

FYB
AL7

7/31/87
Product Development

Borrower
[SEAL]

X DENNIS E. GREENE
BORROWER
LAWRENCE R. GREENE
BORROWER
[SEAL]

X DENNIS E. GREENE
BORROWER
[SEAL]

BY SIGNING BELOW, the Borrower accepts and agrees to the terms and covenants contained in this Rider to Balloon Mortgage.

4. The Lender will consider an application to refinance the amount due at maturity, but such an application will be treated like other new loan applications. Any application to refinance the loan must be submitted not earlier than one hundred fifty (150) days prior to maturity nor later than ninety (90) days prior to maturity. The written application must be on the forms then required by the Lender and the borrower must execute such other documents as the Lender requires to process and underwrite the loan application.

3. If the Lender, in its sole discretion, decides to refinance the loan at maturity, the Borrower will have to pay the interest rate and other costs and fees charged by the Lender at such time.

2. Under the terms of this Balloon Mortgage the Lender does not have any obligation either expressed or implied, to refinance the amount due at maturity.

1. This is a Balloon Mortgage. The loan ("loan") which this Balloon Mortgage secures will not be fully repaid by the regular monthly payments due under the Balloon Note. A final payment, significantly larger than the regular monthly payments, must be made at maturity. The amount of that payment will be the principal balance then due, together with any accrued interest and costs.

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

[Property Address]

1881 NORTH 30TH STREET, UNIT 8, CHICAGO, ILLINOIS 60614

THIS RIDER IS MADE THIS 29TH DAY OF APRIL, 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 BALLOON NOTE (THE "NOTE") OF THE SAME DATE TO CHASE HOME MORTGAGE CORPORATION (THE "LENDER") AND COVERING THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT AND LOCATED AT:

RIDER TO BALLOON MORTGAGE

387815-5