

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.

subject to any encumbrances of record.

BORROWER COVENANTS that Borrower is lawfully seized 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.

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."

1700
17th St

Property of Cook County

ILLINOIS 60018 ("Property Address");
which has the address of 223 EAST DOVER DRIVE, DES PLAINES, ILLINOIS 60018

08-24-401-039, VOL. 050

144444 TRAC 066 10/10/88 15:58:00
#9301 # E * -87-179-647
COOK COUNTY RECORDER
447.35

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

THIS MORTGAGE ("Security Instrument") is given on October 2, 1989
The mortgagor is JANE R. CARPENTER, DIVORCED, NOT SINCE REMARRIED ("Borrower"). This Security Instrument is given to FIRST UNION MORTGAGE CORPORATION, which is organized and existing under the laws of NORTH CAROLINA, and whose address is 4300 Six Forks Road, P.O. Box 18109, Raleigh, North Carolina 27619 ("Lender"). Borrower owes Lender the principal sum of SEVENTY-TWO THOUSAND AND 00/100ths Dollars (U.S. \$72,000.00). 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 November 1, 2019. 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 other 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 located in COOK County, Illinois:

MORTGAGE

Loan Number 904679

89479647

219664768

1-703750-07

J.K. Fackman

2

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[Faint, illegible text from a document, possibly a deed or contract, is visible in the background.]

Property of Cook County Clerk's Office

2013/01/13

83479617

11/01/2013

2013/01/13

89479647

Property of Cook County

LEGAL DESCRIPTION AS FOLLOWS:

PARCEL 1: THE EAST 25 FEET OF THE WEST 160 FEET ALL BEING OF FOLLOWING DESCRIBED TRACT AND MEASURED AT RIGHT ANGLES TO SOUTH LINE THEREOF, THAT PART OF LOT 1 OF ZEMON'S CAPITOL HILL SUBDIVISION NO. 3, BEING A SUBDIVISION OF PART OF SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN CITY OF DES PLAINES, ELK GROVE TOWNSHIP DESCRIBED AS FOLLOWS:

BEGINNING AT NORTHEAST CORNER OF SAID LOT 1, THENCE SOUTH ALONG EAST LINE OF SAID LOT, A DISTANCE OF 75 FEET; THENCE SOUTH 88 DEGREES 19 MINUTES 16 SECONDS WEST, A DISTANCE OF 210.20 FEET; THENCE NORTH 1 DEGREE 40 MINUTES 44 SECONDS WEST, A DISTANCE OF 112.32 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1, THENCE EASTWARD ALONG SAID NORTH LINE OF LOT 1 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN PLAT OF ZEMON'S CAPITOL HILLS SUBDIVISION UNIT NO. 3, RECORDED MARCH 24, 1961 AS DOCUMENT 18117472 AND AS CREATED BY THE MORTGAGE FROM ALFRED W. KUFELDT AND CAROL A. KUFELDT, HIS WIFE, TO STERLING SAVINGS AND LOAN ASSOCIATION DATED MARCH 11, 1963 AND RECORDED MARCH 22, 1963 / S DOCUMENT 18749920.

EXHIBIT "A"

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17440000

STATE OF ILLINOIS
COUNTY OF COOK

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public in and for the State of Illinois

NOTARY PUBLIC

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 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 attach prior to 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. A charge assessed by Lender in connection with Borrower's entering into this Security Instrument to pay the cost of an independent tax reporting service shall not be a charge for purposes of the preceding sentence. 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 payment 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 to 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 Payments. 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 under paragraph 2; fourth, to interest due; and last, to principal due.

4. Charges; Taxes. Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may attach prior to this Security Instrument, and leasehold payments or ground rents, if any. Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property in that manner. Borrower shall pay them on time directly to the person owed payment. Borrower shall promptly furnish to Lender all notices 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 secured 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 attach prior to 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 improvement, 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 unreasonable with respect to the insurance carrier.

All insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgage clause. Lender shall hold the right to hold the policies and renewals. If Lender requires, Borrower shall promptly give 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 be applied to restoration or repair of the Property damaged, if the restoration or repair is economically feasible and Lender's security 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. 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 to 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.

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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 Borrowers' and Lenders' 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 Borrowers' 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 Borrowers' 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 Bound; Joint and Several Liability; Co-signers.** The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 17. Borrowers' covenants 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 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 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 provisions. 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.

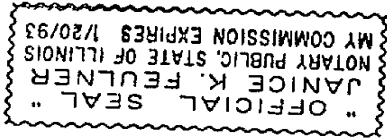
If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums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

25964533

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Janice K. Feulner

Notary Public



My Commission expires: 1-20-93

Given under my hand and official seal, this *10th* day of *October*, 19 *89*

for the uses and purposes therein set forth.

acknowledged that she signed and delivered the said instrument as her and voluntary act, names(s) subscribed to the foregoing instrument, appeared before me this day in person, and CARPENTER, DIVORCED, NOT SINCE REMARRIED, personally known to me (to be the same person(s) whose

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that JANE R. State of Illinois, COOK County ss:

-----[Space Below This Line for Acknowledgment]-----

(Seal)
Janice K. Feulner

(Seal)
JANICE K. FEULNER

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.

- Other(s) [specify]
 - Graduated Payment Rider
 - Adjustable Rate Rider
 - Condominium Rider
 - 1-4 Family Rider
 - Planned Unit Development Rider
23. Riders to the Security Instrument. If one or more riders are executed by Borrower and recorded together with and supplement the covenants and agreements of each such rider shall be incorporated into and shall amend this Security Instrument. [Check applicable boxes]
22. Waiver of Homestead. Borrower waives all right of homestead exemption in the Property.
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.
20. Lender in Possession. Upon acceleration under paragraph 19 or abandonment of the Property and at any time provided in this paragraph 19, including, but not limited to, reasonable attorneys' fees and costs of title evidence, Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies 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.
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 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 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 attorney's fees, and then to the sums secured by this Security Instrument.

2006070508

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IN SENATE
JANUARY 11, 1906
REPORT OF THE
COMMISSIONERS OF THE LAND OFFICE
ON THE
LANDS BELONGING TO THE STATE

RECEIVED
JAN 11 1906
LAND OFFICE

Property of Cook County Clerk's Office

any documents the Note Holder requires to effect the conversion. I must first meet certain conditions. Those conditions are that (i) I must give the Note Holder notice that I want to do so; (ii) on the Conversion Date I must not be in default under the note or the security instrument; (iii) in the period prior to the Conversion Date I will have had no monthly payments more than 30 days delinquent; (iv) by a date specified by the Note Holder, I must pay the Note Holder a conversion fee equal to U.S. \$ 250.00; and (v) I must sign and give the Note Holder

If I want to exercise the Conversion Option, I must first meet certain conditions. Those conditions are that (i) I must give the Note Holder notice that I want to do so; (ii) on the Conversion Date I must not be in default under the note or the security instrument; (iii) in the period prior to the Conversion Date I will have had no monthly payments more than 30 days delinquent; (iv) by a date specified by the Note Holder, I must pay the Note Holder a conversion fee equal to U.S. \$ 250.00; and (v) I must sign and give the Note Holder

The conversion can only take place on a date specified by the Note Holder effective immediately after closing. Each date on which my adjustable interest rate can convert to the new fixed rate is called the "Conversion Date."

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CAPPED ONE-YEAR ARM (FIRST THREE YEARS FIXED) FIXED-RATE CONVERSION OPTION

ADJUSTABLE RATE RIDER

(1 Year Treasury Index - Rate Caps - Fixed-Rate Conversion Option)

This Adjustable Rate Rider is made this 2ND day of October, 1989, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Instrument ("Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Adjustable Rate Note (the "Note") to FIRST UNION MORTGAGE CORPORATION (the "Lender") of the same date and covering the property described in the Security Instrument and located at:

223 EAST DOVER DRIVE, DES PLAINES, ILLINOIS 60018

[Property Address]

THE NOTE CONTAINS PROVISIONS ALLOWING FOR CHANGES IN THE INTEREST RATE AND THE MONTHLY PAYMENT. THE NOTE LIMITS THE AMOUNT THE BORROWER'S INTEREST RATE CAN CHANGE AT ANY ONE TIME AND THE MAXIMUM RATE THE BORROWER MUST PAY. THE NOTE ALSO CONTAINS THE OPTION TO CONVERT THE ADJUSTABLE RATE TO A FIXED RATE.

Additional Covenants. In addition to the covenants and agreements made in the Security Instrument, Borrower shall enter further covenant and agree as follows:

A. INTEREST RATE AND MONTHLY PAYMENT CHANGES. The Note provides for an initial interest rate of 9.50%. The Note provides for changes in the interest rate and the monthly payments as follows:

(A) Change Rate. The adjustable interest rate I will pay may change on the first day of NOVEMBER, 1992, and on that day every 12th month thereafter. Each date on which my adjustable interest rate could change is called a "Change Date."

(B) The Index. Beginning with the first Change Date, my adjustable interest rate will be based on an Index. The "Index" is the weekly average yield on United States Treasury securities adjusted to a constant maturity of 1 year, as made available by the Federal Reserve Board. The most recent Index figure available as of the date 45 days before each Change Date is called the "Current Index."

(C) Calculation of Changes. Before each Change Date, the Note Holder will calculate my new interest rate by adding TWO AND 50/100ths percentage points (2.50%) to the Current Index. Subject to the limits stated in Section 4(D) below, this rounded amount will be my new interest rate until the next Change Date.

(D) Limits on Interest Rate Changes. The interest rate I am required to pay at the first Change Date will not be greater than 11.50%. Thereafter, my interest rate will never be increased on any single Change Date by more than two percentage points (2.0%) from the rate of interest I have been paying for the preceding twelve months. My interest rate will never be greater than 13.50%. The interest rate limits of this Section 4(D) will not apply if I exercise my Conversion Option under Section 5 of this Note.

(E) 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.

(F) Notice of Changes. The Note Holder will deliver or mail to me a notice of any changes in my adjustable 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. FIXED INTEREST RATE OPTION. The Notice provides for the Borrower's option to convert from an adjustable interest rate with interest rate limit to a fixed interest rate, as follows:

(A) Option to Convert to Fixed Rate. I have a Conversion Option which I can exercise unless I am in default or this Section 5(A) will not permit me to do so. The "Conversion Option" is my option to convert the interest rate I am required to pay by this Note from an adjustable rate with interest rate limits to the fixed rate calculated under Section 5(B) below.

The conversion can only take place on a date specified by the Note Holder effective immediately after closing. Each date on which my adjustable interest rate can convert to the new fixed rate is called the "Conversion Date."

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Property of Cook County Clerk's Office

JANE K CARPENTER
-Borrower- (Seal)

-Borrower- (Seal)
-Borrower- (Seal)

By signing below, Borrower accepts and agrees to the terms and covenants contained in this Adjustable Rate Rider.

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

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

Section C 1 above shall then cease to be in effect, and the provisions of Uniform Covenant 17 of the Security
Adjustable Rate Rider, the amendment to Uniform Covenant 17 of the Security Instrument contained in
2. If Borrower exercises the Conversion Option under the conditions stated in Section B of this
Instrument without further notice or demand on Borrower.

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

and in this Security Instrument, Borrower will continue to be obligated under the Note and this Security
acceptable to Lender and that obligates the transferee to keep all the promises and agreements made in the Note
To the extent permitted by applicable law, Lender may charge a reasonable fee as a condition to Lender's
any covenant or agreement in this Security Instrument is acceptable to Lender.

determines that Lender's security will not be impaired by the loan assumption and that the risk of a breach of
evaluate the intended transferee as if a new loan were being made to the transferee; and (b) Lender reasonably
not exercise this option if: (a) Borrower agrees to be submitted to Lender information required by Lender to
by Lender if exercise is prohibited by federal law as of the date of this Security Instrument. Lender also shall
payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised
not a natural person) without Lender's prior written consent. Lender may, at its option, require immediate
interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is
Transfer of the Property or a Beneficial Interest in Borrower. If all or any part of the Property or any
Adjustable Rate Rider, Uniform Covenant 17 of the Security Instrument is amended to read as follows:

C. TRANSFER OF THE PROPERTY OR A BENEFICIAL INTEREST IN BORROWER

1. Until Borrower exercises the Conversion Option under the conditions stated in Section B of this
Adjustable Rate Rider, Uniform Covenant 17 of the Security Instrument is amended to read as follows:
If I choose to exercise the Conversion Option, the Note Holder will determine the amount of the monthly
payment that would be sufficient to repay the unpaid principal I am expected to owe on the Conversion Date
in full on the maturity date at my new fixed interest rate in substantially equal payments. The result of this
calculation will be the new amount of my monthly payment. Beginning with my first monthly payment after
the Conversion Date, I will pay the new amount as my monthly payment until the maturity date.

(C) New Payment Amount and Effective Date
I will determine my new interest rate by using comparable information.
required net yield cannot be determined because the applicable commitments are not available, the Note Holder
one percentage point (1.0%), rounded up to the nearest one-eighth of one percentage point (0.125%). If this
years or less, 15-year fixed rate mortgages covered by applicable 60-day mandatory delivery commitments, plus
to the nearest one-eighth of one percentage point (0.125%), or (ii) if the original term of this Note is 15
covered by applicable 60-day mandatory delivery commitments, plus one percentage point (1.0%), rounded up
Note Holder for (i) if the original term of this Note is greater than 15 years, 30-year fixed rate mortgages
the Federal Home Loan Mortgage Corporation's required net yield as of a date and time of day specified by the
purchase by the Federal Home Loan Mortgage Corporation, then my new, fixed interest rate will be equal to
If the unpaid principal balance of this loan on the Conversion Date is greater than the amount eligible for
determine my interest rate by using comparable information.

yield cannot be determined because the applicable commitments are not available, the Note Holder will
point (0.375%), rounded up to the nearest one-eighth of one percentage point (0.125%). If this required net
mortgages covered by applicable 60-day mandatory delivery commitments, plus three-eighths of one percentage
one percentage point (0.125%), or (ii) if the original term of this Note is 15 years or less, 15-year fixed rate
commitments, plus three-eighths of one percentage point (0.375%), rounded up to the nearest one-eighth of
greater than 15 years, 30-year fixed rate mortgages covered by applicable 60-day mandatory delivery
yield as of a date and time of day specified by the Note Holder for (i) if the original term of this Note is
My new, fixed interest rate will be equal to the Federal Home Loan Mortgage Corporation's required net
(B) Calculation of Fixed Rate

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[Faint, illegible text from a document, possibly a court order or legal notice, is visible in the background.]

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