reducating payment.

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 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, appearing in court, paying reasonable attorneys' fees and entering on the Property to make repairs. Although in the Property. Lender's actions may include paying any sums secured by a lien which has priority over this Security Lender's rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation of 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 covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect 7. Protection of Lender's Rights in the Property; Mortgage Insurance. If Borrower fails to perform the

fee title shall not merge unless Lender agrees to the merger in writing. Borrower shall comply with the provisions of the lease, and if Borrower acquires fee title to the Property, the leasehold and change the Property, allow the Property to deteriorate or commit waste. If this Security Instrument is on a leasehold,

6. Preservation and Maintenance of Property; Leaseholds. Borrower shall not desiroy, damage or substantially

Instrument immediately prior to the acquisition. 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 ploceds resulting from damage to the Property prior to the acquisition shall pass to Lender to the extent of the sums secured by this Security light to any insurance policies and ploceds resulting the property prior to the acquisition shall pass to Lender to the extent of the sums secured by this Security light to the Property prior to the acquisition shall pass to Lender to the extent of the sums secured by this Security light to the Property prior to the acquisition and the lender to the property prior to the acquisition and the property prior to the prior Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or

when the notice is given. offered to settle a claim, then Lender may collect the insurance proceeds. Lender may use the proceeds of the process of the pay sums secured by this Security Instrument, whether or not then due. The Media period will begin 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, he insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. If Borrower abandons the Property, or does not answer within 30 days a notice from Lender ha the insurance carrier has offered to eatile a late insurance carrier has Unless Lender and Borrower otherwise agree in writing, insurance proceed. Chall be applied to restoration or repair

carrier and Lender. Lender may make proof of loss if not made promptly by Bort 31, et all receipts of paid premiums and renewal notices. In the event of loss, Borrower shall give prompt notice to the insurance Lender shall have the right to hold the policies and renewals. If Lender requires, Borrower shall promptly give to Lender All insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgage clause.

unreasonably withheld. requires insurance. This insurance shall be maintained in the annumers and for the periods that Lender requires. The insurance carrier providing the insurance shall be chosen by Borrowe subject to Lender's approval which shall not be insured against loss by fire, hazards included within the term 'exten led coverage' and any other hazards for which Lender

5. Hazard insurance. Borrower shall keep the in oto ements now existing or hereafter erected on the Property of the giving of notice. agreement satisfactory to Lender subordinating the i.e. to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which may attain prioring over this Security Instrument, Lender may give Borrower a notice identifying the lien. Borrower shall satisfy the lien of the actions set forth above within 10 days of the court of the actions of notice. agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) contests in good laith 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 of the lien or forfeiture of any part of the Property, or (c) secures from the holder of the lien an agreement of the lien or forfeiture of any part of the Property, or (c) secures from the holder of the lien an agreement of the lien or forfeiture of any part of the Property, or (c) secures from the holder of the lien an agreement of the lien or forfeiture of any part of the Property, or (c) secures from the holder of the lien and agreement of the lien or forfeiture of any part of the Property, or (c) secures from the holder of the lien and agreement of the lien and agreement of the lien and agreement of the lien or forfeiture of any part of the Property, or (c) secures from the holder of the lien and agreement of the lien agreement of the li

Borrower shall promptly discharge 2.14 lien which has priority over this Security Instrument unless Borrower: (a) receipts evidencing the payments.

pay them on time directly to the person owed payment. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph. If Borrower makes these payments directly, Borrower shall promptly furnish to Lender to be paid under this paragraph. If Borrower makes these payments directly, Borrower shall promptly furnish to Lender Borrower shall pay these obligations in the manner provided in paragraph 2, or if not paid in that manner, Borrower shall 4. Charges, Liens. Fortwer 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.

paragraphs I and 2 shell be applied: first, to late charges due under the Mote; second, to prepayment charges due under the Mote; third, to amounts payable under paragraph 2; fourth, to interest due; and last, to principal due.

application as a creat tagainst the sums secured by this Security Instrument.

3. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under

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

amount necessary to make up the deficiency in one or more payments as required by Lender. amount of the Funds held by Lender is not sufficient to pay the escrow items when due, Borrower shall pay to Lender any at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly payments of Funds. If the

the due dates of the eserow items, shall exceed the amount required to pay the eserow items when due, the excess shall be. If the amount of the Funds held by Lender, together with the future monthly payments of Funds payable prior to

Funds was made. The Funds are pledged as additional security for the sums secured by this Security Instrument. an annual accounting of the Funds showing credits and debits to the Funds and the purpose for which each debit to the shall not be required to pay Borrower any interest or earnings on the Funds. Lender shall give to Borrower, without charge, 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 by Lender in connection with Borrower's entering into this Security Instrument to pay the cost of an independent tax 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 or state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay the escrow items. The Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a federal

basis of current data and reasonable estimates of future escrow items. 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 one-twelfth of (a) yearly taxes and assessments which may attain priority over this Security Instrument, (b) yearly 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

the principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note. UNIFORM COVENANTS BOrrower and Lender coverent and tate Charges. Borrower shall promptly pay when due

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 of Lettle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is a morized 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 Lendr's 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 No. Released; Forbearance By Lender Not a Walver. 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 any attaition 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 sac cise of any right or remedy.

11. Successors and Assigns Bound; Point and Several Liability; Co-signers. The covenants and agreements of this Security Instrument shall bind and bene if 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 interes 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 cars 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 educes 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 s(c) 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.

13. 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 'ns rument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrume a 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 concansferred 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.

PREPARED BY: S. GOTTLIEB

CHASE HOME MORTGAGE RETURN TO:

3450 W. BUSCH BLVD, BUSCHWOOD II, SUITE 300

TAMPA, FL 33618



89216029

DEPT-OI

115 44

TRAN 3553 95/12/67 14:46:99 791111

* 87 216029

CODE COUNTY RECORDER

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on

APRIL 28th

The mor gagor is

HOWARD A. HARRIS AND JEAN E. HARRIS, HUSBAND AND WIFE

("Borrower"). This Security Instrument is given to CHASE HOME MORTGAGE CORPORATION

which is organized and existing under the laws of THE STATE OF DELAWARE

, and whose address is

135 CHESTNUT RIDGE TOAD, MONTVALE, NJ 07645

("Lender").

Borrower owes Lender the princip 1 sum of ONE HUNDRED SEVENTY TWO THOUSAND EIGHT HUNDRED AND 00/100

Dollar, (U.S.\$ 172,800.00

). This debt is evidenced by Borrower's note

dated the same date as this Security Instrum int ("Note"), which provides for monthly payments, with the full debt, if not This Security Instrument paid earlier, due and payable on MAY 1, 2004

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 Borro' or's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mort age. Grant and convey to Lender the following described property

located in

COOK

County, Illinois:

UNIT 4K TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN SCHOOLHOUSE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 88-564918, IN THE NORTHWLS: 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THE MORTGAGOR ALSO HEREBY GRANTS TO THE MORTGAGEE, VIS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNTIL DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM.

THIS MORTGAGE IS SUBJECT TO ALL RIGHTS, EASEMENTS AND COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HERE!

MORTGAGOR ALSO HEREBY GRANTS AND ASSIGNS TO MORTGAGEE, ITS SUCCESSORS AND ASSIGNS, PARKING SPACE NUMBER 105 AS A LIMITED COMMON ELEMENT AS SET FORTH AND PROVIDED IN THE AFOREMENTIONED DECLARATION OF CONDOMINIUM.

Tax #14-32-108-007

which has the address of

1445 W. BELDEN AVE. (Street)

Illinois

60614 [Zip Code]

("Property Address");

[City]

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.

"OFFICIAL SEAL"
Theress A. Crane
Notary Public, State of Illinois
My Commission Expires 3/18/90

Motery Public	
Haum b. ause	Ny Commission expires
1	
official seal, this of day of	set forth.
and any and any and took (important number). See A. J. on suppliering	
strument as the free and voluntary act, for the uses and purposes therein	
trument, appeared before me this day in person, and acknowledged that The	leni gniogerof edi ot bedireedue
, personally known to me to be the same person(s) whose name(s)	Fin sin
WARD IN HAPRIS and JEHN E. HARRIS	do hereby certify that
ASTONACE, a Notary Public in and 1st vid county and state,	1. The Und
County 55:	STATE OF ILLINOIS,
Ox	
[Space Below This Line For Actinoma-Linent]	
-Bortower	
(las2)	
-Borrower	
(Seal)	
WEAN E. HARRIS BOTTOWER	
(Scal)	
HARIN A GRANOH	
(Seal)	
fusirunient and in any rider(s) executed of Borrower and recorded with it.	
BY Stouthof Below, Borrover accepts and agrees to the terms and covenants contained in this Security	
4	Other(s) [specify]
Sider 📋 Planned Unit Development Rider	I draduated Payment []
r 🔀 Condominium Rider 🗀 2-4 Family Rider	Spiral Adjustable P. ata Ride
cenants and agreements of each such rider shall be incorporated into and shall amend and agreements of this Security—bx(es)]	this Security for rement, the cov- supplement, the cor enants and instrument. [Check arplicable both.]
23. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with	
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.	
21. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security	
cocurers ponds and reasonable attorneys, tees, and then to the sums secured by this Security Instrument.	
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	
prior to the expiration of any period of redemption following judicial sale, Lender (in person, by agent or by judicially	
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	
this Security instrument without further demand and may foreclose this Security instrument by judicial proceeding. I. ender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 19, including,	
before the date specified in the notice, Leader at its option may require immediate payment in full of all sums secured by	
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	
tefault on or before the date specified in the notice may result in acceleration of the sums ment, forecinsure by judicial proceeding and sale of the Property. The notice shall further	secured by this Security Instruc
30 days from the date the notice is given to Borrower, by which the default must be cured;	default; (e) a date, not less than
ment in this Security Instrument (but not prior to acceleration under paragraphs 13 and 17 otherwise). The notice shall specify: (a) the default; (b) the action required to cure the	Dreach of any covenant or agree
e's ander shall give notice to Borrower prior to acceleration following Borrower's	19. Acceleration; Reme

NONE CHEORY COVENAUTS. Borrower and Lender further covenant and agree as follows:

28th day of APRIL 19 89 . THIS CONDOMINIUM RIDER is made this and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to (the "Lender") CHASE HOME MORTGAGE CORPORATION

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

1445 W. BELDEN AVE. CHICAGO, ILLINOIS 60614

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

[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. Cor. on inium Obligations. Borrower shall perform all of Borrower's obligations under the Condominium Project's Constituers Documents. The "Constituent Documents" are the: (i) Declaration or any other document which creates the Condomizium Project; (ii) by-laws; (iii) code of regulations; and (iv) other equivalent documents. Borrower shall promptly pay, when the all dues and assessments imposed pursuant to the Constituent Documents.

B. Hazard In trace. 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 coverar,e," then:

(i) Lender waives the provision in Uniform Covenant 2 for the monthly payment to Lender of one-twelfth of the yearly premium installments for Fazi rd insurance on the Property; and

(ii) Borrower's obligation aider 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 I otice of any lapse in required hazard insurance coverage.

In the event of a distribution of hazard insurance proceeds in lieu of restoration or repair following a loss to the Property, whether to the unit or to common element; any proceeds payable to Borrower are hereby assigned and shall be paid to Lender for application to the sums secured by de 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 accept, ble in form, amount, and extent of coverage to Lender.

D. Condemnation. The proceeds of any award or easing for damages, 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 Institution at as provided in Uniform Covenant 9.

E. Lender's Prior Consent. Borrower shall not, except after actice 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, except 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 of the provision is for the express benefit of

(iii) termination of professional management and assumption of self-mana gement of the Owners Association;

Of

Lender;

(iv) any action which would have the effect of rendering the public liability insurar ce voverage maintained by the Owners Association unacceptable to Lender.

F. Remedies. If Borrower does not pay condominium dues and assessments when due, then Le ider may pay them. Any amounts disbursed by Lender under this paragraph F shall become additional debt of Borrower secured by the Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear inte-est from 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.

HOWARD A. HARRIS

Property of Cook County Clerk's Office

89216029