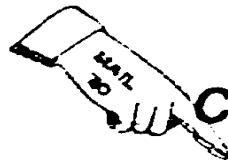


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THIS INSTRUMENT WAS PREPARED BY **CHERYL WILLIAMS**
ONE SOUTH DEARBORN STREET
CHICAGO, ILLINOIS 60603

ADJUSTABLE RATE
Mortgage



CITICORP
SAVINGS

Corporate Office
One South Dearborn Street
Chicago, Illinois 60603
Telephone * 312-377-5000

LOAN NUMBER: 010023031
89290838

THIS MORTGAGE "Security Instrument" is given on **JUNE 21**
19 **89** The mortgagor is
CHRISTOPHER BAMBULAS AND DANIELA BAMBULAS, HIS WIFE

89290838

"Borrower": This Security Instrument is given to Citicorp Savings of Illinois, A Federal Savings and Loan Association, which is organized and existing under the laws of The United States, and whose address is One South Dearborn Street, Chicago, Illinois 60603, "Lender," Hereinafter referred to as the principal sum of **SIXTY NINE THOUSAND AND NO/100** Dollars, U.S.S. **69,000.00** Dollars, which is to be paid by Borrower on the date of this Security Instrument. Note: Borrower is to pay this amount on or before **JULY 1, 2019**.

This Security Instrument secures to Lender, with the payment of the debt evidenced by the Note with interest, and all renewals, extensions and modifications, the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument, and the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower hereby mortgages, conveys and warrants, together with all improvements thereon, to Lender, as **COOK**

LOT 25 (EXCEPT THAT PART LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 7 CONVEYED TO THE CITY OF CHICAGO BY QUIT CLAIM DEED DATED AUGUST 18, 1930 AND RECORDED SEPTEMBER 9, 1930 AS DOCUMENT 10744093) IN HULL'S SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 16 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

89290838

17-07-215-041

17-07-215-041
17-07-215-041
17-07-215-041

which has the address of **616 NORTH ASHLAND, CHICAGO**
60627 (City)
Illinois (State) ("Property Address")

\$10.00 MAIL

TOGETHER WITH all the improvements now or hereafter created in 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 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 an encumbrance 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 continues and supplements the covenants, conditions and terms of the covenants with similar obligations by jurisdiction to constitute a uniform security instrument covering real property.

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

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

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

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

(Lender may, in full or all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender if under paragraph 13 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; Liens. Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may attain priority over this Security Instrument, and leasehold payments or ground rents, if any. Borrower shall pay these obligations in the manner provided in paragraph 2, or if not paid in that manner, Borrower shall pay them on time directly to the person owed payment. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph if Borrower makes these payments directly. Borrower shall promptly furnish to Lender receipts evidencing the payments. Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender. In contests in good faith the lien by a third party's enforcement of the lien in legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien or a return of any part of the Property or to secure from the holder of the lien an agreement satisfactory to Lender, including the lien to this Security Instrument, Lender determines that any part of the Property is subject to a lien which may attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Borrower shall satisfy the lien or take one or more of the actions set forth above within 10 days of the giving of notice.

5. Hazard Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire hazards included with the term "extended coverage" in any other hazard for which Lender requires insurance. This insurance shall be maintained in the amounts and for the period that Lender requires. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's approval, which shall not be unreasonably withheld. All insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgage clause. Lender shall have the right to hold the policies and renewals. If Lender requires, Borrower shall promptly give to Lender all receipts, paid premiums and renewal notices. In the event of loss, Borrower shall give proof of loss 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, with any excess paid to Borrower. If the insurer abandons the Property, or does not answer within 30 days a notice from Lender that the insurance carrier has offered to pay 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 be applied to principal due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of the payment.) Lender paragraph 13 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 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 consequential condemnation or other liability assumed 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 lender offers to make an award or settle a claim for damages, Borrower fails to respond to Lender within 60 days after the date the notice is given, Lender is authorized to apply the proceeds, at its option, either to restore 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 bound by common-law provisions regarding a successor in interest or release of a mortgagor, or otherwise, in any situation 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 deemed to preclude the exercise of any right or remedy.

11. Successors and Assigns Bound; Joint and Several Liability; Cosigners. 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 is a grantor in this Security Instrument shall not exercise the Non-Release provision of this Security Instrument in any mortgage instrument and agrees that Borrower's interest in the Property under the terms of this Security Instrument does not pass to any transferee of the sums secured by this Security Instrument, and agrees that Lender and any other party who may agree to extend or modify the terms of this Security Instrument with regard to the terms of this Security Instrument, the Note with which Borrower is bound.

12. Loan Charges. If the loan secured by this Security Instrument is subject to laws, customs or practices that require charges and that law is finally interpreted so that the interest of the lender in the sums secured by this Security Instrument is limited to the loan or the permitted limit, then any such limitation shall be applied to the sums secured by this Security Instrument to the extent of the permitted limit, and if any sums already collected from Borrower exceed the permitted limit, then the sums so collected from Borrower and Lender may, at its option, be refunded by reducing the principal owed to the Note, or making a prepayment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without charge or cost charge under the Note.

13. Legislation Affecting Lender's Rights. If enactment of any law, custom or practice is the effect of the law being applied pursuant to the Note in this Security Instrument under federal, state or local law, or if any law, custom or practice is enacted or amended that affects the sums secured by this Security Instrument and the lender exercises this option, Lender shall take the steps specified in this section and paragraph 17.

14. Notices. Any notice to Borrower provided for in this Security Instrument shall be given by registered mail, return receipt requested, unless applicable law requires use of another method. The notice shall be given to the Property Address, or, if the address for a successor in interest of Borrower is provided, to that address. If the address for a successor in interest of Borrower is not provided, then the address Lender designates by notice to Borrower. Any notice to Borrower under this Security Instrument shall be deemed to have been given to Borrower or Lender when the notice is received at the address.

15. Governing Law; Severability. This Security Instrument shall be governed by the law of the state in which the Property is situated. In the event that any provision 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. The law of each state shall have effect with all other conflicting provisions of this and the provisions of this Security Instrument and the Note, and the provisions of this Security Instrument shall survive.

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

17. Transfer of the Property or a Beneficial Interest in Borrower. If all or 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 a natural person, without Lender's prior written consent, Lender may, at its option, require immediate payment of the 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 exercise. 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 the sums secured by this Security Instrument. If Borrower fails to pay those sums prior to the expiration of this period, Lender then may exercise any remedies permitted by this Security Instrument without further notice or demand on Borrower.

18. Borrower's Right to Reinstate. If Borrower ceases other payments Borrower shall, at the option of the lender, reinstate this Security Instrument at any time prior to the expiration of the time provided for the payment of the sums secured by this Security Instrument, before sale of the Property pursuant to a power of sale or other remedy. The sums secured by this Security Instrument shall be the sums due under this Security Instrument and the Note had no other sums secured by this Security Instrument, and the lender's obligations, covenants, agreements, and expenses incurred in enforcing this Security Instrument, including but not limited to reasonable attorneys' fees, and charges such as those as Lender may, at its option, require to assure that the sums 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 not be unimpaired. Upon reinstatement by Borrower, this Security Instrument and the obligations and remedies described in this Security Instrument shall be deemed to have been renewed. However, this right to reinstate shall not apply in the case of acceleration under paragraph 17 or 17.

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BOX #165

NOTARY PUBLIC
THOMASINE JOHNSON
 OFFICIAL SEAL
 NOTARY PUBLIC STATE OF ILLINOIS
 MY COMMISSION EXPIRES 2/25/17

I, Christopher Bambulas and Daniela Bambulas, of the County of Cook, State of Illinois, do hereby certify that we personally known to me to be the same Persons whose names ARE stated in the foregoing instrument appeared before me this day in person and acknowledged that THEY intended and desired the foregoing instrument as THEIR free and voluntary act for the uses and purposes therein set forth from under my hand and official seal this 15th day of June 2016.

THE UNDERSIGNED

State of Illinois: _____

County of Cook: _____

 Christopher Bambulas

 Daniela Bambulas

BY SIGNING BELOW, I HEREBY AGREE TO FORECLOSE AND TO CONVEY TO THE BANK ALL RIGHTS AND INTERESTS I HAVE OR MAY HAVE IN ANY PROPERTY OR INTEREST IN ANY PROPERTY SPECIFICALLY IDENTIFIED IN THIS SECURITY INSTRUMENT AND TO SIGN ANY INSTRUMENT NECESSARY TO CARRY OUT THE FORECLOSURE AND TO CONVEY SUCH PROPERTY AND INTERESTS TO THE BANK OR ITS SUCCESSORS AND ASSIGNS. I AGREE TO WAIVE ALL RIGHTS AND INTERESTS I HAVE OR MAY HAVE IN ANY PROPERTY OR INTEREST IN ANY PROPERTY SPECIFICALLY IDENTIFIED IN THIS SECURITY INSTRUMENT AND TO SIGN ANY INSTRUMENT NECESSARY TO CARRY OUT THE FORECLOSURE AND TO CONVEY SUCH PROPERTY AND INTERESTS TO THE BANK OR ITS SUCCESSORS AND ASSIGNS.

SEE RIDERS ATTACHED HERETO AND MADE A PART HEREOF

Acceleration Remedies Rider
 Condemnation Rider
 Financial Rider
 Environmental Rider
 Leasehold Rider
 Non-Uniform Prerequisites Rider
 Other Riders

 Acceleration Remedies Rider
 Acceleration Remedies Rider
 Acceleration Remedies Rider

19. Acceleration Remedies: Lender shall give notice to Borrower prior to acceleration following the Borrower's breach of any covenant or agreement in this Security Instrument and not prior to acceleration under paragraphs 17 and 17.1 unless applicable to the circumstances. The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days after the date the notice is given to the Borrower, by which the default must be cured; and (d) that failure to cure the default in the time specified in the notice may result in acceleration. If the default is not cured, or is not cured by the date specified in the notice, the lender may elect to foreclose and sell the property. The notice shall further inform the Borrower of the right to reinstate after default in the event the lender does not elect to foreclose and sell the property. If the default is not cured, or is not cured by the date specified in the notice, the lender may elect to foreclose and sell the property. If the default is not cured, or is not cured by the date specified in the notice, the lender may elect to foreclose and sell the property.

20. Lender in Possession: Upon acceleration under paragraph 19, the Lender may take possession of the Property and all any interest in the Property for the purpose of selling the Property and not limited to reasonable attorneys' fees and costs of collection. The Lender shall have the right to appoint an agent to take possession of and manage the Property and to collect the rents of the Property, including the proceeds from the sale of the Property, and to sue for the rents and proceeds from the sale of the Property. The Lender shall also have the right to appoint an agent to take possession of and manage the Property and to collect the rents of the Property, including the proceeds from the sale of the Property, and to sue for the rents and proceeds from the sale of the Property.

21. Release: Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument in full and free and clear of all sums secured by this Security Instrument.

22. Waiver of Remedies: Borrower waives all right of a non-stead occupant in the Property. Borrower shall pay any reasonable costs.

23. Rider to this Security Instrument: The non-uniform riders are attached to the Security Instrument and are made a part hereof.

24. Other: The other riders are attached to the Security Instrument and are made a part hereof.

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Adjustable Rate
Mortgage Rider



Citicorp Savings of Illinois
A Federal Savings and Loan Association

Loan Number 010023031

NOTICE: The Security Instrument Secures a Note which contains a provision providing for increases in the interest rate. Increases in the interest rate will result in higher payments. Decreases in the interest rate will result in lower payments.

This Rider is made this **21ST** day of **JUNE**, 19**89** and is incorporated into and shall be deemed to amend and supplement the Mortgage Deed of Trust or Deed of Trust and Security Instrument of the same date given to the undersigned, the "Borrower" to secure Borrower's Note to Citicorp Savings of Illinois, A Federal Savings and Loan Association, the "Lender" of the same date, the Note and all other instruments secured by the Security Instrument and located at:

616 NORTH ASHLAND, CHICAGO, ILLINOIS 60627

MODIFICATIONS: In addition to the covenants and agreements in the Security Instrument, Borrower and Lender further covenant and agree as follows:

A. Interest Rate and Monthly Payment Changes. The Note has an Initial Interest Rate of **10.000** per cent. The Note interest rate may be increased or decreased on the day of the month beginning on **JANUARY 1** 19**90** and on that day of the month every **6** months thereafter.

Changes in the interest rate are governed by changes in an interest rate index, called the "Index." The Index is the Chicago Index to indicate Index:

- 1. The weekly average yield on United States Treasury securities adjusted to a constant maturity of **90** days as made available by the Federal Reserve Board.
- 2 **X** The weekly auction average investment yield on six month United States Treasury Bills.
- 3. Other _____

In no event over the full term of the Note will the interest rate feature so change that the interest rate will be **4.750** percentage points **4.750** from the Initial Rate of Interest.

Whenever such change in the Note Holder will result in the new interest rate being **3.000** percentage points **3.000** above the Current Index. However, the rate of interest that is required to be paid shall never be increased or deposited on any scheduled Date by more than **ONE** percentage point **1.000** from the rate of interest currently being paid.

If the interest rate changes, the amount of Borrower's monthly payments will be adjusted in the Note to cover any increase in the interest rate which results in higher payments. Decreases in the interest rate will result in lower payments.

B. Loan Charges. It is hereby agreed that the loan secured by this Security Instrument shall be subject to the usual charges and that it is understood that the interest rate on the loan is subject to the usual charges and that the permitted limits of such loan charges shall be as set forth in the Rider. The Lender may, in its sole discretion, make the retained principal of the Note subject to the usual charges and that the retained principal of the Note shall be treated as a part of the loan.

C. Prior Liens. If Lender determines that all or any part of the same security interest in the Security Instrument is subject to a lien which has priority over the Security Instrument, Lender may, in its sole discretion, require Borrower to promptly pay with respect to that lien as provided in paragraph 4 of the Security Instrument. Lender's prompt payment of an agreement in a form set forth by Lender subordinating that lien to the Security Instrument.

D. Transfer of the Property. If there is a transfer of the Property secured by this Security Instrument, Lender may require that, in case of the current Note interest rate, a 2% increase in the interest rate will be applied to any future interest rate change if there is a limit on an increase in the amount of the annual percentage rate change over the full term of the Note, or all of these as a condition of Lender's waiving the right to increase the interest rate as provided in paragraph 2.

By signing this Borrower agrees to all of the above:

Christopher Bambulas
CHRISTOPHER BAMBULAS Borrower

Daniela Bambulas
DANIELA BAMBULAS Borrower

If more than one text is checked, and Lender and Borrower do not otherwise agree in writing, the first Index named will apply to Notes with Change Date one year or more apart and the Second Index will apply to Notes with Change Dates less than one year apart.

Borrower

Borrower

89250533

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Property of Cook County Clerk's Office

1-4 FAMILY RIDER
(Assignment of Rents)

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CITICORP⁺
SAVINGS

Corporate Office
One South Dearborn Street
Chicago, Illinois 60603
Telephone: 312-977-5000

THIS 1-4 FAMILY RIDER is made this 21ST day of JUNE, 1989
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 Citicorp Savings of Illinois, A Federal Savings and Loan Association (the "Lender") of the same date and covering the Property described in the Security Instrument and located at:
616 NORTH ASHLAND, CHICAGO, ILLINOIS 60627

Property Address

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

A. Use of Property; Compliance With Law. Borrower shall not seek, agree to or make a change in the use of the Property or its zoning classification, unless Lender has agreed in writing to the change. Borrower shall comply with all laws, ordinances, regulations and requirements of any governmental body applicable to the Property.

B. Subordinate Liens. Except as permitted by federal law, Borrower shall not allow any lien inferior to the Security Instrument to be perfected against the Property without Lender's prior written permission.

C. Rent Loss Insurance. Borrower shall maintain insurance against rent loss in addition to the other hazards for which insurance is required by Uniform Covenant 5.

D. "Borrower's Right To Reinstate" Deleted. Uniform Covenant 18 is deleted.

E. Assignment of Leases. Upon Lender's request, Borrower shall assign to Lender all leases of the Property and all security deposits made in connection with leases of the Property. Upon the assignment, Lender shall have the right to modify, extend or terminate the existing leases and to execute new leases, in Lender's sole discretion. As used in this paragraph E, the word "lease" shall mean "sublease" if the Security Instrument is on a leasehold.

F. Assignment of Rents. Borrower unconditionally assigns and transfers to Lender all the rents and revenues of the Property. Borrower authorizes Lender or Lender's agents to collect the rents and revenues and hereby directs each tenant of the Property to pay the rents to Lender or Lender's agent. However, prior to Lender's notice to Borrower of Borrower's breach of any covenant or agreement in the Security Instrument, Borrower shall collect and receive all rents and revenues of the Property as trustee for the benefit of Lender and Borrower. This assignment of rents constitutes an absolute assignment and not an assignment for additional security only.

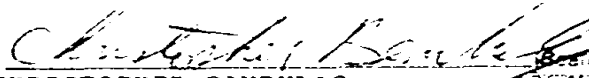
If Lender gives notice of breach to Borrower (i) all rents received by Borrower shall be held by Borrower as trustee for benefit of Lender only, to be applied to the sums secured by the Security Instrument. Lender shall be entitled to collect and receive all of the rents of the Property, and (ii) each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

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

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

G. Cross-Default Provision. Borrower's default or breach under any note or agreement in which Lender has an interest shall be a breach under the Security Instrument and Lender may invoke any of the remedies permitted by the Security Instrument.

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


CHRISTOPHER BAMBULAS


DANIELA BAMBULAS

(Seal)
Borrower

(Seal)
Borrower

UNOFFICIAL COPY

Property of Cook County Clerk's Office

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