

7-72 69538

# UNOFFICIAL COPY 8

COOK COUNTY, ILLINOIS
THE FOR RECURD

90418887

1990 AUG 28 PH 3-18

90418887

	[ Space Above This ti	ine for Australing Data ]	
· <del></del>		LENDER'S # 09-	58-35233
	MORT	GAGE	
THIS ! O	TGAGE ("Security Instrument") is given or	AUGUST 24	,
1990 . The mort	cagor is ANN K. BOLAND MARRIED TO EDWARD	P. CHEKNIS	
	("Borrower")	). This Security Instrument is given to	
SEARS MORTGAGE C	RPUPATION	, which is organize	ed and existing
	THE STATE OF OHIO	, and whose address is	
	DAD, RIVERWOODS, ILLINOIS 60015		("Lender"),
	dor the priminal sum of FORTY-NINE THOUSAN	ID SIX HUNDRED AND 00/100	
		,00). This dobt is evidenced by I	Borrowor's note
dated the same da	te as this Security Instrument ("Note"), whi	ich provides for monthly payments, with the	full dobt, if not
	nd payable on SEPTEMBER 1, 2005		rity instrument
gooding to Lander:	(a) the repayment if the debt evidenced by	the Note, with interest, and all renewals,	extensions and
modifications: (h)	the payment of all of her sums, with interest,	advanced under paragraph 7 to protect the	security of this
Security Instrume	at; and (c) the performance of Borrower's cov	enants and agreements under this Security	Instrument and
the Note. For this	purpose, Borrower does tereby mortgage, gra	int and convey to Lender the following desc	cribed property
located in	COOK		ounty, Illinois:
located itt	COUR		

UNIT NO. '8-K'IN 1150 LAKE SHORE O'LIVE, AS DELINEATED ON SURVEY OF LOT 1 IN M.E. DORMAN'S SUBDIVISION OF THE N'RTH 1/2 OF BLOCK 1 OF THE CANAL TRUSTEES' M.E. DORMAN'S SUBDIVISION OF THE NIRTH 1/2 OF BLOCK 1 OF THE CANAL TRUSTEES'
SUBDIVISION OF THE SOUTH FRACTIONAL 1// OF SECTION 3, TOWNSHIP 39 NORTH, RANGE
14 EAST OF THE THIRD PRINCIPAL MERIDIA: IN COOK COUNTY, ILLINOIS AND ALSO
SUBDIVISION. LOT 1 (EXCEPT THAT PORTION THEFEOF CONVEYED TO THE CITY OF
CHICAGO FOR ALLEY PURPOSES BY DEEDS RECORDED AS DOCUMENT NO. 3115419 AND
3293926), IN THE SUBDIVISION OF LOT 29 IN HEAL'S SUBDIVISION OF THE SOUTH 1/2
(EXCEPT THE WEST 132 1/2 FEETTHEREOF) OF BLOCK 1 N THE SUBDIVISION BY THE
COMMISSIONERS OF THE ILLINOIS AND MICHIGAN CANAL OF THE SOUTH FRACTIONAL 1/4
DEF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL
MERIDIAN (HEREINATER REFERBED TO AS PARCEL), WHICH SUBJEY 1S ATTACHED AS MERIDIAN. (HEREINAFTER REFERRED TO AS PARCEL), WHICH SUPPEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM MADE BY AMALG, MATED TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 13 1977 AND KNOWN AS TRUST NUMBER 1150 RECORDED IN THE OFFICE OF THE RECORDER OF DEED OF COOK COUNTY, ILLINOIS, AS DOCUMENT 24189539; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

17-03-200-063-1072 VOL. 496

,CHICAGO

Illinois 60611

(Zip Code)

which has the address of 1150 NORTH LAKE SHORE DRIVE 18K .

("Property Address");

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royallies, 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

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

ILLINOIS-Single Family-PRMA/FHLMC UNIFORM INSTRUMENT VERSION 1.2

XC1800D

Form 3514 12/83 XC1800DAAA

DON 333

\$ 17.00

### **UNOFFICIAL COPY**

**2018日建設的** 

THIS MORTOAUE ("Surveyity Instrument") is given on an The markogur is sail a soul or sail and mass of the course of Fred P. Windowskin 19

· AUTTARPIACO DE AUTRON CANSE

under the laws of the State OF Sate
2500 this Stock ROAS, at Memorabs, livings of the

Correspondence with the principal sound (1971) visit (1985) of the principal sound (1985) of the

poid ancline, due and payente engine seem of the converse to be someoned to modifications; (b) the sayment of all other come, with lowering

Secretary Interconnect and (c4 the parlamence of the rows a consequence the Role, For this purpose, thereover does an edg. martgos a present one :

breaker, in

H.E. DORKOW TO CHARLEST FLOOR

Common de la composición del composición de la composición del composición de la com ACL STOMA SUBMICO SA AGALAN AMOGO PAGUS ANG SU BANGGA AGARAN ALAGAMAN

was the address of the annual parts and each being

espaph to analyse, make may oblice insure ration. The training of the analyse of the analyse of the analyse of the same and the first rate of a reserve and the first same of the first same of

HOKKLOWES ENVERANCE for they now a leadure of more many man a leadure more more grant und that the last land the state warrants and will defend grants for the test. ายหลายราช โดยกาย อยังสมมาย

THIS SECURITY INSTRUCTOR COMPANY REPORTS PROPERTY lingson carbathain by feal off figural executivities again to be setted and the consistence that ex-

> TELLISTONS with the state of the property and the chimeter VERBICIA 1.2

ปูกเอ**นที่ 2**x แกะก



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 Londer on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") equal to one-twellth of: (a) yearly taxes and assessments which may attain priority over this Security Instrument; (b) yearly leasehold payments or ground rents on the Property, if any; (c) yearly hazard insurance premiums; and (d) yearly mortgage insurance premiums, 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 recrow items, shall exceed the amount required to pay the escrow items when due, the excess shall be, at Borrower's optica, of her 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 in deliciency in one or more payments as required by Lender.

Upon payment in [11] of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender. M under paragraph 19 the Property is sold or acquired by Lender, Lender shall apply, no later than immediately prior to the falk 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 Paymonts. 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 propayment charges due under the

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

4. Charges; Liens. Borrow'r thall pay all taxes, assessments, charges, lines 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 il not paid in that manner, Borrower shall pay them on time directly to the person awed payment. Forrover shall promptly turnish 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 lier, which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation solved 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 forleiture 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 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 improvement; now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extenses 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 unreasonably

withheld.

All insurance policies and renewals shall be acceptable to Lender and a sall include a standard mortgage clause. Lender shall have the right to hold the policies and renewals. If Lender requires, Borrow result promptly give to Lender all receipts of paid premiums and renewal notices. In the event of loss, Borrower shall give prompt notice to the insurance carrier and

Lender. Lander may make proof of loss it not made promptly by Borrower.

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall se applied to restoration or repair of the Property damaged, if the restoration or repair is economically feasible and Lender's Socurity 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 Borrower abandons the Property, or does not answer within 30 days a notice from Lender that he insurance carrier has offered to settle a claim, then Lender may collect the insurance proceeds. Lender may use the process to repair or restore the Property or to pay sums secured by this Security Instrument, whether or not then due. The 3-day period will begin whon the notice is given.

Unless Londer 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 deline 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

toe 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 atterneys' less 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.

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.



UNIFORM COVENANTS, Beginning and Locator companies and open-

Payment of Pelacipal and interest Propresent and Lies Level were out our or recomply and that and out by translates idea and you recording to haptering out out

2. Funds for Paxes and Insurance. Subject to egyleciste for a term of the many or continued 1.10 pay to Excider on the day againfully payments are due under the five, melt is one was not made when delife elementeers bad water placed the de filling and formatived pregnavate or grouply cents on the Proporty. A vega, bed princip become accuse new course promises, it says. These was realled belowed from the first and the second of the contraction of the spent, groups wanted he salamites eldengean bas with increase

who is every me wheregot out pollutition as an ideal of that's simily off oluto agency (accluding bouler it is endow in court, on acceptable) it was a suppose the court of acceptable in a backer in acceptable that the court court court of a court of a backer in the court of a court ter one year recovered and to bromuse ad the Hade school him ad at heredai Pocroseer, without obluego, on natural accounting of the first chairman contain which each debit to the Fueds was seaso for each are placed by several and desputated!

If the amount of the Photo hold by Lordon, machine with my mean nonin a control of the entire transaction because that a perstand announced that to unfair nation Borrower's upilion, without promptly reposit to the income of a chief to the coof the Funds held by Leader is not sufficient to pay the entered to To entropial a section as and an armonologic off an inflance that are an entropial

Open cognism in that of the come secured by the Secure of Internation and Funds held by Lander II wester passer as the Perpension I age, still a attage of each for sine set of ming Antichannel at the constitution because come out beings about a semilaritage and set that here is its to become the pathodisps of

paragraphs is not 3 about 50 about 16 as a consequence of the consequence of the following paragraphs of the consequence of the

I. Chargen Heavy humoness about our all rever er it il gramort erdi vera glivring malle van doldy glusjerf i, described on hold their scholars and all cambinglide grants was that the wind the terminate from every here and the expension of the phase of the property of the p the magriph. If Baraneer makes them payments deed in the attanantse ods

O COOK it didds to a compandant gatgation Unite community egrans in writing to the partners of the abity each country. July the Hen by, or delends by incompensation of the to easily belt we are said to transcriptive will hereary agreement entistaire, to Leader echartiquities ite appreneur mermenesses y so then which is a societies and the best of the constant to the societies of the constant to the constant the contract to makes

5. Assaud Instrugence. Bangiose et L. induned indicional base by they is incided in incided we will be supplied to the constraint of the supplied of carrier practing the insurance should Astropalities

arment but coloding outprepart HA The control of the second section of the second field of the second seco choose, where well only only only only a shoot to be not been all appointed.

the Leaguest, elawayins, if it goest common or commenter and the construction of the c erestoration or recours is installation Approximation of the Common of 25 (20) 24 (22) (24) 24 ather of temperature. It is a state of the property of the property of the control of the contro Sugar Same to the All

in the street of the sequence the product of the petalent of the seal of the s The second of the second representation of the second representation of the second to where the contradiction is the contradiction of the contradiction.

is. Preiming they had blacemarked as the period to or only to a grouped of malls of many of the of the second conservation program limbe towarded after the growing control within a contract the illast all significant

Propertion at the order the test of the contract orio orali oco sa orașile a rincurrența bun rindrevos common and appearance continued to the 2011 to the following and following the continue to the to the extrement of these in particular demonstrated

the interest of the content of the second of the content of the co

୍ତ ଓ ବର୍ଷ ଓଡ଼ିଆ ଓ ୧୯୯୬ । ୧୯୬୮ ଓଡ଼ିଆ ଓଡ଼ିଆ ଓଡ଼ିଆ ଓଡ଼ିଆ । ୧୯୬୮ ଓଡ଼ିଆ ଓଡ଼ିଆ ଓଡ଼ିଆ ଓଡ଼ିଆ ଓଡ଼ିଆ । ୧୯୭୭ କ୍ରୟୁ କ୍ରୟୁ କ୍ରୟୁ ଓଡ଼ିଆ ଓଡ଼ିଆ ଓଡ଼ିଆ ଓଡ଼ିଆ ଓଡ଼ିଆ । ୧୯୬୮ ଓଡ଼ିଆ ଓଡ଼ିଆ ଓଡ଼ିଆ ଓଡ଼ିଆ ।

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

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. Borrow r 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 orgrate to release the liability of the original Borrower or Borrower's successors in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

11. Successors and Assign Bound; Joint and Several Liability; Co-signers. The covenants and agreements of this Security Instrument shall bin and benefit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 17. Borrower's covered and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Notr. (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 (a) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with egard 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 enactrient or expiration of applicable laws has the effect of rendering any provision of the Note or this Security Instrument urent proceable according to its terms, Lender, at its option, may require immediate payment in full of all sums secured by this Society Instrument and may invoke any remedies permitted by paragraph 19. If Lender exercises this option, Lender shall that the steps specified in the second paragraph of

paragraph 17.

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 nethod. 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 Borro ver or Lender when given as provided in this paragraph.

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

declared to be severable.

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

17. Transfer of the Property or a Beneficial Interest in Borrower. If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in the socured 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 onforcement 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 Socurity 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.



If Lander required exertgege becauses as a bondition of mobile, the bose account Borrower shall pay the pronunce required to maintain the exercise of test of the community of Therefore the comparenties of indicative of community of the second them appeared in softenessed community

8. inspection. Incides of its agent may make construction agent of any edition of the

and the control of th grandle de Yac March Garage 9 Condemnation. The presents of any award or closed for the level during a remainder to make it conserves not as greenest felt he sung was to saider mate no editeremelonge

shall be paid to Leader. .

to the event of a fatel telebra description of the Proposity, the energodes to the constant of the forest telebrates of the following and the other descriptions are the constant telebrates and the following and the constant telebrates are constant to the constant telebrates are constant to the constant telebrates are constant telebrates. the annual of the proceeds making the lather inflaving the fact that the first and the proceeding and the fact that the taking, divided by (b) the his markel relies of the Corpora creases (1) in the second

If the Property is content to the American with the property of the Property o nicke so switch or soften a claim for danages, Borrower brite in region to be every sorter of the given Leader is authorized to seeket and apply the grounder it is entrument to to the sums succeed by this Security Instrument, usuable to out the adv

University Landor and European Stherman nears in merting, may a git postpose the date of the measurement and the stab and address the contract of the contract of

O COO 10. Borrower Not Rolesand; i'r rhansada dar Leadin Aid. ciwleliaetiae of emericanor of the consequent he the requests have to I we broke a life to gill their advanctor at allowing the Hode amounted by see a same was making a publication of continues of basings and for Butte colling at the collection of the collection of the softening of the collection of th erlight Borrowei or Borrown is gureaused in historical, their become as their year to be enriched the inverse at the training and profession of

11. Sucrement and Analysis Mount, Wilst and Torrant and the second all therest has used their taging and given as will of paragraph 12, Harvon or a contract, and agreed four if he are Thereof this enterested in the total add of groups for south and Institution! Discreptor's interest in the Projects under the terms of the constant and their opening the bay terminants of a ricrostic authors because course the control of the co in door a nameral

is life of human and odd H gargered I need Al. and the sale of the property of the part of the bar cognition regarded the management that the first test of the discourse and the discourse of the disco Somila may you all has found brilliancy with of security win related to Berryton, Lander tony enems to each a 111, 111 direct parament is Botrawar, it is record coduces on a equal to proportional charge under the Maio

th Legislation Affecting theories a Rich and such alds on close out to nondrover very garrobness may require immediate provide at the Section permitted by the Section permitted by parentesph 10 of Lendon scores or the permatesph 17.

the Modisons, Say online to Becaused madhug il by diret etner med unle e engante engante de proporty) seddireks ar an etter engante de first chase must be lender's address of or provided for in this Landrity last move नेद्राहरूमध्य असी

tens principles.

15. Coverning Lawy Serva delities, The extractive serva in a published in the case true are recommended in the true true true are recommended with applicable but said constructed and are true to give a because of the effect without are contacted by professional contacted as a contact of the contact of

declared is by newcould be to be a second of the condition of the condition of the condition of the first second of the first second of the first of

 $(x,y) \mapsto (x,y)$ possion williast foreign by more resistent consists, hardoness and a consistent this thick manify the countral, blue every the existing foreign The contribute with more than to about the same of homebold

U Eurolog experience this agreem, London store grow the corresponding in the load was to agree to it is from self-caller half about eight tole mout ment from this Security Instrument. It descends suit to produce the contract of and the money of the factories of virial of side of buttomany neithernum of the of the side of the sid

the property of the second of Somethy hadranged, or Oil carry at a jesse and of Lame the second or open a more and old fill one healt divides again the misself servery the experience parts of which are proportionally and the second of the contraction of the second of and the factor county, althousance of bound for the gentlebasi assure that the less of this seemily instrument, is above appete in the escend by this Sectifity Hearman's shall continue in dangers. Upon received consecutives to a native principal on the mentional in which distance that where the propose constitution will while not apply in the case of acceleration under guraging is or in

VEHION LE

# INOFFICJAL CO

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

19. Acceleration; Remedies, Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under paragraphs 13 and 17 unless applicable law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure

is not cured on or before the date specific all sums secured by this Security Instrujudicial proceeding. Lender shall be entit paragraph 19, including, but not timited 20. Lender in Possession. Upon accompliant of any period of redemption follow be entitled to enter upon, take possession of at Any rents collected by Lender or the recoicollection of rents, including, but not limited to the sums secured by this Security Instrume 21. Release. Upon payment of all sur without charge to Brancher. Borrower shall p 22. Waive of Tomestead, Borrower 23. Riders to this Security Instrument.	ms secured by this Security Instrument, Lend	require immediate payment in full or reclose this Security Instrument by training the remedies provided in this title evidence. If the Property and at any time prior to the or by judicially appointed receiver) shall not the Property including those past due osts of management of the Property and and reasonable attorneys' fees, and there is shall release this Socurity Instrument Property.  Description of the Property including the past due of the Property and the property in this socurity Instrument Property.
Graduated Payment Lider	Planned Unit Development Rider	
Other(s) [specify]		
		tained in this Sequeity Instrument and in
any rider(s) executed by Borrower and record	epts and agrees to the terms and covenants con ded with it.	Admen in this Socurity that untertains to
		n
	Clun K	(Seal)
	ANN K. BOLAND	-Borrower
	Elward P. Cheknin	by lever (Seal)
	EDWARD P. CHEKNIS, SIGN	ING SOLELY FOR THE BOTTOWOT
	PURPOSE TO WAIVE HOMEST	
	tareappoints toty the present waterway	-Borrower
		(Seal)
	(Heiseleidersettstyptistell, to Abultalistelli	-Burrows
STATE OF ILLINOIS, LAKE	County ss:	<b>'</b> 1'
I, KIM DODB	, a Notary Publi	c in and for said county and state,
do hereby certify that		0.5
ANN K. BOLAND , per	rsonally known to me to be the same person	s) whose name(s)
subscribed to the foregoing instrument,	appeared before me this day in person, and	acknowledged that S he
signed and delivered the said instrumen	it as free and voluntary act,	for the uses and purposes therein
set forth.		
Given under my hand and official	seal, this 23RD day of AUGUST	, 1990 .
My Commission NOTARY PUBLIC, STATE OF My Commission Expires 4	LLINOIS Km Ood	A.
This instrument was prepared by:	***************************************	· , · · · · · · · · · · · · · · · · · ·
TAMMIE LUKA	RETURN TO:	ORATION

300 KNIGHTSBRIDGE PARKWAY SU11E 350 LINCOLNSHIRE, IL 60069



NOM-UNIFORM COURSEAUTS Dorrouncement antertarbase on the contract of the contr

19. According to complete the mater chair give with a to the energy of t

As benden a tracke which a procession is the properties the content of the content of the region of the content of the content

21. Retardo. Alpos por ment et all mens peramed by this Konnety I a cross ou and a mala a more to this substance that the content of the cont

aneut case promposers com rounds more pay becommons as so.
22. Waitur of Rannovload, Barravas waiters all regist of binnes from provide the second company of the second company.

23. Ridore to this Encurity last unreal, it can be essectioned as such a be that with a such a last encountries. The such and aprenuence of buck which shall be not transported into envenants and aprenuence of buck which which is not transported in the beautiful facility for the backets and appearances of the backets plants which were the course of the backets of t

safety of multiple [1]	mysgians Ristor	ohace (S)	djustable Rate Rider	A. F. T.
	Solid talametreed tall be		bisk langged busnishing	
			Laliesquel (a honi:	
	)x			à
remains a reason of a becomes must all breaks have	Annews or him union adt wi we		VINC BELIEV, Borrardens	
	0			
in the state of th				
and the state of t	10 121612141			
(1) (2) (3) (3) (4) (4) (4) (4) (4) (4) (4) (4) (4) (4		4		
		7x.		
and the state of t	and the second of the second of the second			
	es vinue)		FILLINOIS,	STATE C
with home theory his only bon at high	en garank a		Cogos Mia	
			tenty vitanna	oderas ab
h y hagan da ah dadh ke dan karasi	ता है इस्तान भवें। इसे भी तथा है। महित	ons Alteonassa	27 m 126	A MARKS
1. M. Groyde's dendries been	Commence the Substitute of the	eligibal, appeared be	trai granging at at	ાં, આઇક્લ દેશન
ing ang kantang magayag kabungan an <mark>ak abi</mark> ngkas	a vestantor has nevi	steament se	ni biss adi baravilah b	ran trongia
, , , , , , , , , , , , , , , , , , , ,				
				sist for lie
graph, and the state	Carry to the Late	official made this	a under my hand and	งหนึ่ง
		يتاب الدائدة المراضية المياهية بالمراجعة والمراجعة	······································	และ เ ซาก
		SEAL" }	VILLEAL SO. 3	
		S SHIMELE BUT SEC	NOTATION FOREIGN DA	
الحَمَّانُ مَا يَكُنِّ مِن المَّامِينِ مِن الْمَامِينِ الْمَامِينِ فِي الْمَامِينِ فِي الْمَامِينِ فِي الْمَام المُعَمَّانُ فِي الْمُعَمِّدِينِ فِي الْمَامِينِ فِي الْمَامِينِ فِي الْمِنْ فِي الْمِنْ فِي الْمِنْ فِي الْمُ	a Alasaka - Ladi alasak da da da da da la da	💲 SOIE DA दशीयः	🕻 My Gamaiasiasia f	
		43 May Same Same Hall Shi de Ballit	જ છે જ હાલું છે. તે કે જો જો જો જો જો છે.	វទល់ ១នៃ 🔭
	一 一 一 一		43	os silmes
	Company of the Compan	•	inmiles	rere propie
\$ 659 A128 1 02 1	等。 - 1994年 第5年 47年 1997年 2月 1997年 - 1987年 第5年 1997年 - 1997年	and the second	00000 11 301 20005545	ernsoni.
655.08	o retermicists and			

CEMPERAND

Given under my hand and official seal, this. 24th .... day of ... August ....

19.....

My Commission expires:

Deborah Kerr Harris
Notary Public, State of Illinois
Cook County
My Commission Expires 10/7/91

Notary-Public

DEBORAH KERR HARRIS

9041888

## UNOFFICIAL COPY

THE RESIDENCE OF THE PROPERTY the contract them see that distributed by the contract of the a landa nata lan mu landing milinga katigan pilatang pelat katigang pelatikan katigan katigan katigan Popular Contraction of the Contr The same of the sa A CONTRACT OF THE CONTRACT OF

The American Control of the Control

My Countries Court Expires 10/17/91
My Countries Court Expires 10/17/91
My Countries Court Expires 10/17/91



LENDER'S 1: 09-58-35233

### CONDOMINIUM RIDER

THIS CONDOMINIUM RIDER is made this 24TH , 1990 day of AUGUST 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 SEARS MORTGAGE CORPORATION, AN OHIO CORPORATION

of the same date and covering the Property described in the Security Instrument and located at: 1150 NORTH LAKE SHORE DRIVE #8K, CHICAGO, IL 60611

[Property Address]

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

1150 LAXE SHORE DRIVE

[Name of Condominium Project]

(the "Contominium Project"). If the owners association or other entity which acts for the Condominium Project (the "Owners As ociation") holds title to property for the benefit or use of its members or shareholders, the Property also

includes Borrov ar? interest in the Owners Association and the uses, proceeds and benefits of Borrower's interest.

CONDON: "YUM COVENANTS. In addition to the covonants and agreements made in the Security

Instrument, Borrower and Lender further covenant and agree as follows:

A. Condominium Obligations. Borrower shall perform all of Borrower's obligations under the Condominium Project's Constituent Documents. The "Constituent Documents" are the: (i) Declaration or any other document which creates the Condominium "coject; (ii) by laws; (iii) code of regulations; and (iv) other equivalent documents. Borrower

shall promptly pay, when due an dues and assessments imposed pursuant to the Constituent Documents.

B. Hazard Insurance Solong 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 a nourits, for the periods, and against the hazards Lender requires, including fire

and hazards included within the term "extended coverage," then:

(i) Lender waives the provision in Uniform Covenant 2 for the monthly payment to Lender of

one-twelfth of the yearly premium installment; for hazard insurance on the Property; and

(ii) Borrower's obligation under Uniform Covenant 5 to maintain hazard insurance coverage on the Property is deemed satisfied to the extent that it e required coverage is provided by the Owners Association policy.

Borrower shall give Lender prompt notice of e.y 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 elements, any proceeds payable to Borrower are hereby assigned and shall be paid to Lender for application to the sums secured by the Security Instrument, with any excess paid to Borrower.

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

Owners Association maintains a public liability insurance policy acceptable in form, amount, and extent of coverage to

Lender.

D. Condemnation. The proceeds of any award or claim for damages, direct or consequential, payable to Borrower in connection with any condemnation or other taking of the property, whether of the unit or of the common elements, or for any conveyance in lieu of condemn tion are hereby assigned and shall be paid to ender. Such proceeds shall be applied by Lender to the sums secured by the Security Instrument as provided in Uniform Covenant 9.

E. Lender's Prior Consent. Borrower shall not, except after notice o 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, example for abandonment or termination required by law in the case of substantial destruction by fire or other casualty n in the case of a taking by condemnation or eminent domain;

(ii) any amendment to any provision of the Constituent Documents if the covision is for the express

benefit of Lender; (iii) termination of professional management and assumption of self-management of the Owners Association;

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

F. Remedies, If Borrower does not pay condominium dues and assessments when due, then Lender 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 interest 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. mall.

Colunk Bre C	(Seal)	by Amer Liver attendint	(Seal)
ANN K. BOLAND	·Borrower	EDWARD P. CHEKNIS, SIGNING SOLELY FOR	-Borrower
		THE PURPOSE TO MAIVE HOMESTEAD RIGHTS.	
	(Seal)		(Seal)
	-Borrower		-Borrower

(Sign Original Only)

MULTISTATE CONDOMINIUM RIDER-Single Family-FMMA/FHLMC UNIFORM INSTRUMENT - 8 (8809) VMP MORTGAGE FORMS = (313)293-8100 = (800)521-7291 Form 3140 12/83



<b>₩</b>	COLUMN TO TAKE THE TA	
And the first section of the second section se	S CONDOMINUM RIDER is made this once competence of a competence of the competence of	nd is foo the "Secr
The control of the section of the control of the co	on date and covering the Fregerity described in the Serve of the se	nice enti-l
	rungs is contained by which should be seen in	ina est
·	from a dalay on mark	
and the second second section of the experimental second s	orly includes a test in to withou with an undivided interest to some	he Prope nown us
	the state of the s	
	Lang It marihian tands to warnit	1
000	odominium Pripe et V. II. Na omenum percentium in citum et an et et e Austrialisa V. halde tille et propulty (m. 1802) in 1802 et	svin <b>us!</b> Ledador F)
	Au Mauratian and Eventor function made on the terms of the extraction of the extr	, d ori turkjem dili sedvens
C	The state of the second control of the second state of the second	,8f v - Voli (19) v a sklava (1
	The first process of the control of	lioso on
	en de la companya de	est Afr
	a head for an ellipse of the second control	at biau 5 At
	<ul> <li>(1) การแบบ (การเขาสาราชาวาราชาสาราชายายายายายายายายายายายายายายายายายาย</li></ul>	galace.
	Condition of these, the groups of a group of and the following of the sound of the	berscher c. of tho
	Such progressed and the new tree the tree is in the factor of the factor.	10tm).
	the property of the first transfer theory of the second of a second of a second of the	.3 Haseme
and the state of t	by him in the cust of adjustituded discussions by 100 cm. The additional or contents of the co	
The second secon	. The grant on South to reduce only the as the about a continue to so the book is	ri Ghane
$(x,y) \in \mathbb{R}^{n}$ , where $(x,y) \in \mathbb{R}^{n}$ , where $(x,y) \in \mathbb{R}^{n}$	e en en en en en professional management antimierra	i fiki nosesi
		13164 122222
	tive may ending which mouth have the cold it as a mean to the the cold.	er i treas
and the second of the second o	Rumontine, B. Berrowot, door not yay confinentment from the constant and amounts distributed by London and this paragraph of the best the formant. United borrower and I ender the tensor of the best and distributed from the time flate rate and the first after the flate rate and the first paying the composition payment.	heas, An he Secur Derina
en e	- Programme (Mass takeness exponents) <b>本色 (Me Cyd)</b>	sy Sice later
	5 (4.60) (4.60) (5.60)	كى ھائىلىدى
and the second of the second o	State of the state	M. 满. 网