### UNOFFICIAL COPY:

COOK CONNTA IFFINANCE

1990 OCT 15 PH 2: 04

90503843

Form MP-8 Revised 8/88

#### ILLINOIS HOUSING DEVELOPMENT AUTHORITY SINGLE FAMILY MORTGAGE PURCHASE PROGRAM II 1988 SERIES A AND B **MORTGAGE**

This instrument was prepared by: NANCY GIUSTINO (Name)

60016

			<b>\$</b> 17.	00	DES PUR	Addres	
THIS MORTGAG	32 is made this	тн	day of	00	CTOBER		19 90
between the Mortgag	MARK S. TAC						
vermen me mengag		rain "Borrower")	and the Mortgagee.				
THE TALMAN	HOM': FEDERAL SAY	VINGS AND	LOAN ASSOCIA	MOITA	OF ILLIN	OIS	
under the laws of	THE UNITED STATE						
	ILLINOIS 60634		(herein "Lend				
MARDEAS DOW	ower is indebted to Lands, in	h the original em	m of SEVENTY	FOUR	THOUSAND	ONE	HUNDREI
AND NO/10	00		Dollars wh	ich indel	atedness is evid	enced b	v Borrower's
	OCTOBER 12, 1990	()	ierein "Note"), provid	ling for n	nonthly installm	ents of	principal and
	ender (a) the repayment of the ereon, advanced in accordar						
covenants and agreen	ents of Borrower herein cont	tained, and (b) the	e repayment of any fu	iture adv	ances, with inter	est ther	eon, made to
	ursuant to paragraph 21 here following described property				<del>-</del>	e. warra	nt, grant and
SURVEY OF A PART OF OF THE SOI SOUTH WES	IN THE MANORS OF THE FOLLOWING DE: OAK KNOLL FARMS I JTH 1/2 OF SECTION T 1/4 OF SAID SEC PRINCIPAL MERID!	SCRIBED HEAUNITS 8-A AUNITS 8-A AUNITS 8-A AUNITS 8-A AUNITS 1100 22, TO	AL ESTATE: AND 8-B BEING = PART OF THE OWNSHIP 41 NO SURVEY IS ATT	SUBE NORT ORTH,	TVISIONS H EAST 1/ HANCE 9, D AS EXHIB	OF PA 4 OF EAST	ART THE OF

DOCUMENT 89411040 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK SOUNTY, ILLINOIS.

06-22-303-014-0000

which has the address of 25 A ADAMS COURT

STREAMWOOD

ILLINOIS 60107

...\_\_(herein "Property Address"). (blate and 2 p Code)

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, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage, and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property"

MOTICE TO BORROWER THE PROVISIONS OF THIS ADDENDUM SUBSTRUCTE TO BORROWER THE PROVISION OF THE PROVISIONS.  THIS MORTGAGE UNLESS YOU READ AND UNDERSTAND THESE PROVISIONS.	
The Borrower understands that the agreements and statements of tact contained in the Affidavit of stuyer are necessary conditions for the granting of the loan.	
MDISENDUM. The rights and obligations of the parties of the Mortgage and the Moldolf Mortgage and the Mortgage and the Mortgage and the Mortgage and Secure 1 by the Mortgage are expressly made subject to the Addendum and the secure 1 sec	
ATTM: NANCY GIUSTINO	
THE TALMAN HOME PEDERAL SAVINGS AND LOAN ASSOCIATION OF DES PLAINES, ILLINOIS 60016	
ROX 333 - GG  Record And Return To :  Record And Return To :	
act, for the uses and pursons therein seal, this Given under my hand and chicial seal, this day of ADDEC	

act, for the uses and puriosis therein set forth

es finemultani bies ant berevileb bire be igis atte to an

IN WITNESS WHEREOF, Borrower has executed this Mortgage

MARK S. IACOBAZZI,

subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that

... personally known to me to be the same person(s) whose name(s).

BACHELOR

ILLINOIS

Se yis a Motary Public in and for said county and state a second second

HIS/HBR

county sa:

**UNOFFICIAL COPY** 

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

- 1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal of and the interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage.
- 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 installments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments which may attain priority over this Mortgage, and ground rents on the Property, if any, plus one-twelfth of yearly premium installments for hazard insurance, plus one-twelfth of yearly premium installments for mortgage insurance, if any, all as reasonably estimated initially and from time to time by Lender on the basis of assessments and bills and reasonable estimates

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 is Euch an institution). Lender shall apply the Funds to pay said taxes, assessments, insurance premiums and ground rents. Lender may not charge for so holding and applying the Funds, analyzing said account, or verifying and compiling said assessments and bills, 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 at the time of execution of this Mortgage that interest on the Funds shall be paid to Borrower, and unless such agreement is made or applicable law requires such interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on 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 Mortgage.

If the amount of the Funds held by Lender, together with the future monthly installments of Funds payable prior to the due dates of taxes, assessments, insurance premiums and ground rents, shall exceed the amount required to pay said taxes, assessments, insurance premiums and ground rents as they fall due, such excess shall be, at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly installments of Funds. If the amount of the Funds held by Lender shall not be sufficient to pay taxes, assessments, insurance premiums and ground rents as they fall due, Borrower shall pay to Lender any amount necessary to make up the deficiency

within 30 days from the unite notice is mailed by Lender to Borrower requesting payment thereof.

Upon payment in full of all sums secured by this Mortgage, Lender shall promptly refund to Borrower any Funds held by Lender. If under paragraph 18 here of the Property is sold or the Property is otherwise acquired by Lender, Lender shall apply, no later than immediately prior to the sale of the Property or its acquistion by Lender, any Funds held by Lender at the time of application as a credit against the sums secured by this Nortgage.

- 3. Application of Payments, Unless applicable law provides otherwise, all payments received by Lender under the Note and paragraphs 1 and 2 hereof shall be rippiled by Lender first in payment of amounts payable to Lender by Borrower under paragraph 2 hereof, then to interest payable on the libre, then to the principal of the Note, and then to interest and principal on any Future Advances.
- 4. Charges: Liens, Borrower shall pay all laxes, assessments and other charges, fines and impositions attributable to the Property which may attain a priority over this Mortgage, and leasehold payments or ground rents, if any, in the manner provided under paragraph 2 hereof or, if not paid in such manner, by Borrower ...sking payment, when due, directly to the payee thereof. Borrower shall promptly furnish to Lender all notices of amounts due under this paragraph, and in the event Borrower shall make payment directly, Borrower shall promptly furnish to Lender receipts evidencing such payments. Borrower shall promptly discharge any lien which has priority over this Mortgage, provided, that Borrower shall not be required to discharge any such lien so long as Borrower shall agree in writing to the payment of the obligation secured by such lien in a manufar acceptable to Lender, or shall in good faith contest such lien by, or defend enforcement of such lien in, legal proceedings which operate is prevent the enforcement of the lien or forfeiture of the Property or any part thereof
- 5. Hazard Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and such other hazards as Lender may require and in such amounts and for such periods as Lender may require, provided, that Lender shall not require that the amount of such coverage exceed that amount of coverage required to pay the sums secured by this Mortgage.

The insurance carrier providing the insurance shall be chosen by Borrower subject to approval by Lender, provided, that such approval shall not be unreasonably withheld. All premiums on insurance pullines shall be paid in the manner provided under paragraph 2

hereof or, if not paid in such manner, by Borrower making payment, when fur, directly to the insurance carrier.

All insurance policies and renewals thereof shall be in form acceptable to Lender and shall include a standard mortgage clause in favor of and in form acceptable to Lender. Lender shall have the right to hold, he policies and renewals thereof, and Borrower shall promptly furnish to Lender all renewal notices and all receipts of paid premiums. In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promotly by Borrower

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, provided such restoration or repair is economically feasible and the security of in is Mortgage is not thereby impaired. If such restoration or repair is not economically feasible or if the security of this Mortgage would be impaired thereby, the insurance proceeds shall be applied to the sums secured by this Mortgage, with the excess, if any, pricto the Borrower. If the Property is abandoned by the Borrower, or if Borrower fails to respond to Lender within 30 days from the date notice is mailed by Lender to Borrower that the insurance carrier offers to settle a claim for insurance benefits, Lender is a 2th brized to collect and apply the

insurance proceeds at Lender's option either to restoration or repair of the Property or to the Jume pecured by this Mortgage.

Unless Lender and Borrower otherwise agree in writing, any such application of proceeds to principal shall not extend or postpone the due date of the monthly installment referred to in paragraphs 1 and 2 hereof or change the amount of such installments. If under paragraph 18 hereof the Property is acquired by Lender, all right, title and interest of Borrower in and to any in July ance policies and in and to the proceeds thereof resulting from damage to the Property prior to the sale or acquisition shall pass to Lender to the extent of the sums secured by this Mortgage immediately prior to such sale or acquisition.

- 6. Preservation and Maintenance of Property; Leaseholds; Condominiums; Planned Unit Developments. Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property. If this Mortgage is on a unit in a condominium or a planned unit development, Borrower shall perform all of Borrower's obligations under the declaration or covenants creating or governing the condominium or planned unit development, the by-laws and regulations of the condominium or planned unit development rider is executed by Borrower and recorded together with this Mortgage, the covenants and agreements of such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Mortgage as if the rider waste part based. were a part hereof
- 7. Protection of Lender's Security. If Borrower fails to perform the covenants and agreements contained in this Mortgage, or if any action or proceeding is commenced which materially affects Lender's interest in the Property, including, but not limited to, eminent domain, insolvency, code enforcement, or arrangements or proceedings involving a bankrupt or decedent, then Lender at Lender's option, upon notice to Borrower, may make such appearances, disburse such sums and take such action as is necessary to protect Lender's interest, including, but not limited to, disbursement of reasonable attorney's fees and entry upon the Property to make repairs. If Lender required mortgage insurance as a condition of making the loan secured by this Mortgage, Borrower shall pay the premiums required to maintain such insurance in effect until such time as the requirement for such insurance terminates in accordance with Borrower's and Lender's written agreement or applicable law. Borrower shall pay the amount of all mortgage insurance premiums in the manner provided under paragraph 2 hereof.

Any amounts disbursed by Lender pursuant to this paragraph 7, with interest thereon, shall become additional indebtedness of Borrower secured by this Mortgage. Unless Borrower and Lender agree to other terms of payment, such amounts shall be payable upon notice from Lender to Borrower requesting payment thereof, and shall bear interest from the date of disbursement at the rate payable from time to time on outstanding principal under the Note unless payment of interest at such rate would be contrary to applicable law, in which event such amounts shall bear interest at the highest rate permissible under applicable law. Nothing contained in this paragraph 7 shall require Lender to incur any expense or take any action hereunder

8. Inspection. Lender may make or cause to be made reasonable entries upon and inspections of the Property, provided that Lender shall give Borrower notice prior to any such inspection specifying reasonable cause therefore related to Lender's interest in the Property. S3 Walver of Homesteed. Borrower here b

Borrower shall pay all costs of recordation, if any

22. Release. Upon payment of all sums secured by this Mortgage, Lender shall release this Mortgage without charge to Borrower.

advanced in accordance herewith to protect the security of this Mortgage, exceed the original amount of the Mote.

21. Future Advances. At no time shall the principal amount of the indebtedness secured by this Mortgage, not including sums

and the receiver shall be liable to account only for those rents actually received. eceiver's lees, premiums on receiver's bonds and reasonable attorney's fees, and then to the sums secured by this Mortgage. Lender the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including but not limited passession of and manage the Property and to collect the rents of the Property including those past due, All rents collected by Lender or Property, have the right to collect and retain such rents as they become due and at any time prior to the expiration of any period of ademption following judicial sale: Lender, in person, by agent or by judicially appointed receiver, shall be entitled to enter upon, take redemption following judicial sale: Lender, in person, by agent or by judicially appointed receiver, shall be entitled to enter upon, take

to Lander the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 18 hereof or abandonment of the 20. Assignment of Rents, Appointment of Receiver, Lender in Possession. As additional security hereunder, Borrower hereby assigns

acceleration had occurred

reasonable attorney's lees, and (d) Borrower takes such action as Lander may reasonably require to assure that the flen of this Mortgage. Lander may reasonably require to assure that the flen of this Mortgage and the sums secured by this Mortgage and the obligations secured hereby shall remain in full force and effect as if no Borrower contained in this Mortgage and in enforcing Lender's remedies as provided in paragraph 18 hereof, including, but not limited to, contained in this Mortgage; (c) Borrower pays all reasonable expenses incurred by Lender in enforcing the covenants and agreements of Future Advances, it any, had no acceleration occurred; (b) Borrower cures all breaches of any other coveriants or agreements of Borrower the right to have any proceedings begun by Lender to enforce this Mordgage discontinued at any time prior of a judgment enforcing this Mortgage it (a) Borrower pays Lender all surris which would be then due under this Mortgage, the Mc. a and notes securing enforcing this Mortgage, the Mc. a and notes securing 19. Borrower's Alght to Reinstate. Notwithstanding Lender's acceleration of the sums secured by this Mortgson. Borrower shall have

attorney's fees, and costs of documentary evidence, abstracts and title reports. secured by this Mortgage to be immediately due and payable without further demand and may forecost this Mortgage by judicial proceeding all expenses of foreclosure, including, but limited to, reasonable foreclosure. If the breach is not cured on or before the date specified in the notice, Lender at Lender's Longon may declare all of the sums cure such breach on or before the date specified in the notice may result in acceleration of the sums secured by this Mongage, foreclosure by judicial proceeding and sale of the Property. The notice shall further inform Borrower of the right to saser, in the foreclosure proceeding the non-existence of a default or any other defense of socrower to acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense of societation and the a date, not less than 30 days from the date the notice is mailed to Borrower, by which such breach must be cured; and (4) that failure to Borrower in this Mortgage, including the coverants to pay when due any sums secured of the solution required to cure such breach; (3) the breach; (2), he action required to cure such breach; (3)

18. Acceleration; Remedies. Except as provided in paragraph 17 hereof, upon borrow at's breach of any covenant or agreement of NON-UNIFORM COVENENTS. Borrower and Lender further convenant and agrees follows:

on Borrower, invoke any remedies permitted by paragraph 18 thereof

If Lender exercises such option to accelerate. Lender shall mail Borro, et notice of acceleration in accordance with paragraph 14 hereof. Such notice shall provide a period of not less than 30 days from the dire in entire is mailed within which Borrower may pay the sums declared due it Borrower fails to pay such sums prior to the expiration of such cender may, without further notice or demand

of a purchase money security interest for household appliances, or (c) a transfer by operation of law upon the death of a joint tender may, at Lender may, at Lender and payable. reuger a briot written consent; excluding (a) the creation of a 250 c. encumbrance subordinate to this Mortgage, (b) the creation Transfer of the Property. If all or any part of the Proper, yer an interest therein is sold or transferred by Borrower without

recordation nereor

is Bonower's Copy. Borrower shall be furnished a conformed copy of the Mote and of this Montgage at the time of execution or after

or the Mote conflicts with applicable law, such cormict shall not affect other provisions of this Mote are declared to be severable, effect without the conflicting provision, and to this end of the Moragage and the Mote are declared to be severable. uniform covenants with limited variations by jur, adict, on to constitute a uniform security instrument covering real property. This Mongage shall be governed by the junsdiction if which the Property is located. In the event that any provision or clause of this Mongage of the Mongage. 15. Uniform Modgage; Governing Law; 25.4 ability. This form of modgage combines uniform covenants for national use and non-

manner designated herein

brovided herein. Any notice provided for ithis Mongage shall be deemed to have been given to Borrower or Lender when given in the address as Borrower may designate by notice to Lender as provided herein, and (b) any notice to Lender shall be given by certified mail, return receipt requested, to Lenders, addies to Lender shall be given by certified mail, 14. Notice, Except for an (notice required under applicable law to be given in another manner, (a) any notice to Borrower provided for an time Mortgage shall be given by mailing such notice by certified mail addressed to Borrower at the Property Address or at such other

doesen anotations and entitle or define the provisions hereof. bind, and the rights hereunder shall inure to, the respective successors and assigns of Lender and Borrower, and any entity designated by Lender, its successor, or assigns to service this Mortgage, subject to the provisions of paragraph 17 hereof. All covenants and agreements of Borrower at all be joint and several. The captions and headings of the paragraphs of this Mortgage are for convenience 13. Successon or a Assigns Bound; Joint and Several Lisbility; Captions. The convenants and agreements herein contained shall

Mortgage or afforded by law or equity, and may be exercised concurrently, independently or successively.

12. Remedes Cumulative. All remedies provided in this Mortgage are distinct and cumulative to any other right or remedy under this

indebtedness secured by this Mortgage.

\*\* Forbestance by Lender Not a Wayer. Any forbestance by Lender in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a warver of or preclude the exercise of any such right or remedy. The procurement of insurance or the procurement of insurance or afforded by applicable law, shall not be a warver of Lender's right to accelerate the maturity of the

Bottower and Bottower's successors in interest. and Borrower's successors in interest. Lender shall not be required to commence proceedings against such successors or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Mortgage by reason of any demand made by the original O Borrower Not Released. Extension of the time for payment or modification of the sums secured by this Mortgage granted by Lender to any successor in interest of Borrower shall not operate to release, in any manner, the liability of the original Borrower shall not operate to release, in any manner, the liability of the original Borrower shall not operate to seek the continued by the original Borrower shall not operate the same of the original Borrower shall not operate the same of the original Borrower sections.

settle a claim for damages. Borrower laits to respond to Lender within 30 days after the date such notice is mailed, Lender is suthonized to collect and apply the proceeds, at Lender's option, either to restoration or repair of the Property or to the sums secured by this Mordgage. Unless Lender and Borrower otherwise agree in writing, any such application of proceeds to principal shall not extend or postpone the duc date of the amount of such installments. If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemnor offers to make an award or of taking, with the balance of the proceeds paid to Borrower.

secured by this Mongage immediately prior to the date of taking bears to the fair market value of the Property immediately prior to the date applied to the sums secured by this Mortgage such proportion of the proceeds as is equal to that proportion which the amount of the proceeds as 9. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender. In the proceeds shall be applied to the swent of a total taking of the Property, the proceeds shall be applied to the swent of a total taking of the Property, the processes, if any part of the processes in the swent of a total taking of the Property, the processes and Lender otherwise agree in writing, there shall be

# UNOFFICIAL COPY

MORTGAGOR ALSO HEREBY GRANTS TO THE MORTGAGEE ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURIENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM AFORESAID.

THIS MORTGAGE IS SUBJECT TO ALL RIGHTS, EASEMENIS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID TED AN.

Clark's Office DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

# UNOFFICIAL COPY 3 ILLINOIS HOUSING DEVELOPMENT AUTHORITY

#### SINGLE FAMILY MORTGAGE PURCHASE PROGRAM II 198 8 SERIES A & B

Form MP-9 Revised 8/87

277181-1

**CONDOMINIUM RIDER** 

OCTOBER

19 90 , and is incorporated into

12TH day of THIS CONDOMINIUM RIDER is made this and shall be deemed to amend and supplement amortgage I Mortgage Loaled of even date berewith given by the understored ATTON ("Borrower") to secure Borrower's Note to

ILLINOIS ("Lender") and covering the Property legally described in the Mortgage. The Property comprises a unit in, together with an undivided interest in the common elements of, a condominium project ("Condominium Project")

In addition to the covenants and agreements made in the Mortgage, Borrower and Lender further covenant and agree as follows:

- A. Assessments. Borrower shall promptly pay, when due, all assessments imposed by the Owners Association or other governing body of the Condominium Project ("Owners Association") pursuant to the provisions of the declaration. by-laws, code of regulations or other constituent document of the Condominium Project
- Hazard Insurance. So long as the Owners Association maintains a "master" or "blanket" policy on the Condominium Project which provides insurance coverage against fire, hazards included within the term "extended coverage," and such other hazards as Lenrier may require, and in such amounts and for such periods as Lender may require, then
- Lender valves the provision in Uniform Covenant 2 for the monthly payment to Lender of one-twelfth of the premium installments for 'az'ird insurance on property covered by the Owners Association master policy (This waiver does not apply to hazard insurance on rering property which is not subject to coverage under the Owners Association master policy.)
- the provisions in Jn., orm Covenant 5 regarding application of hazard insurance proceeds shall be superseded by any provisions of the declaration, by-laws, code of regulations or other constituent document of the Condominium Project or of applicable law to the extent necessary to avoid a conflict between such provisions and the provisions of Uniform Covenant 5. For any period of time during which such hazard insurance coverage is not maintained, the immediately preceding sentence shall be deemed to have no force, or effect. Borrower shall give Lender prompt notice of any lapse in such 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 succeproceeds payable to Borrower are hereby assigned and shall be paid to Lender for application to the sums secured by the Mortrage, with the excess, if any, paid to Borrower.

- C. Lender's Prior Consent. Borrower shall not, wi hout prior written notice to Lender and Lender's prior written consent, partition or subdivide the Property or consent to
- the abandonment or termination of the Condominium Project, except for abandonment or termination provided 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 material amendment to the declaration, by-laws of Jode of regulations of the Owners Association, or equivalent constituent document of the Condominium Project including but not limited to, any amendment which would change the percentage interests of the unit owners in the Condominium Project; or
- (iii) the effectuation of any decision by the Owners Association to terminate professional management and assume self-management of the Condominium Project
- Remedies. If Borrower breaches any of Borrower's covenants and agreements inder the terms of this Condominium Rider, including the covenant to pay when due condominium assessments, then Lenda may invoke any remedies provided under the Mortgage, including, but not limited to, those provided under Uniform Covenant

IN WITNESS WHEREOF, Borrower has executed this Condominium Rider

MARK S. IACOBAZZI/BACHELOR

Borrower

STATE OF ILLINOIS

COUNTY OF COOK the Undersigned MARK S. IACOBAZŽI

a Notary Public in and for said county and state. do bereby certify , personally known to me to be the same person(s)

whose name(s) .....he that

IS subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged signed and delivered the said instrument as 15 free and voluntary act, for the uses and purposes

therein set forth Given under my hand and official seal this 12th day of October 19 90

My commission expires:

"OFFICIAL SEAL" D. BAUER Notary Public, State of Illinois My Commission Expires 4/2/94

## ROM CASH GONOFFICIAL COPY

RECORD AND RETURN TO:

THE TALMAN HOME FEDERAL SAVINGS AND LOAN ASSOCIATION OF ILLINOIS 2454 DEMPSTER DES PLAINES, ILLINOIS 60016

ATTENTION: NANCY GIUSTINO

Property of County Clerk's Office