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MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on January 31st 1990. The mortgagor is

2700

Bank of Chicago ("Borrower"). This Security Instrument is given to Independence which is organized and existing under the laws of Illinois and whose address is 7936 South Cottage Grove Avenue, Chicago, Illinois 60619 ("Lender"). Borrower owes Lender the principal sum of Two Million Eight Hundred Thousand and No/100 Dollars (U.S. \$ 2,800,000.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on August 1, 1992. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender the following described property located in Cook County, Illinois:

*Apostolic Church of God in Christ, an Illinois Not-For-Profit Corporation which took title as Apostolic Church of God

SEE EXHIBIT A ATTACHED HERETO

6320 South Dorchester Avenue and which has the address of 6303 South Kenwood Avenue Chicago Illinois 60637 ("Property Address");

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

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.

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

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

2. Funds for Taxes and Insurance. Subject to applicable law or to a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") equal to one-twelfth of: (a) yearly taxes and assessments which may 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 escrow items, shall exceed the amount required to pay the escrow items when due, the excess shall be, at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly payments of Funds. If the amount of the Funds held by Lender is not sufficient to pay the escrow items when due, Borrower shall pay to Lender any amount necessary to make up the deficiency in one or more payments as required by Lender.

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

3. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under paragraphs 1 and 2 shall be applied: first, to late charges due under the Note; second, to prepayment charges due under the Note; third, to amounts payable under paragraph 2; fourth, to interest due; and last, to principal due.

4. Charges; 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: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) contests in good faith the lien by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien or forfeiture of any part of the Property; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which may 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 within the term "extended coverage" and any other hazards for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's approval which shall not be 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 of paid premiums and renewal notices. 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 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 Borrower abandons the Property, or does not answer within 30 days a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may collect the insurance proceeds. Lender may use the proceeds to repair or restore the Property or to pay sums secured by this Security Instrument, whether or not then due. The 30-day period will begin when the notice is given.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of the payments. If under paragraph 19 the Property is acquired by Lender, Borrower's right to any insurance policies and proceeds resulting from damage to the Property prior to the acquisition shall pass to Lender to the extent of the sums secured by this Security Instrument immediately prior to the acquisition.

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

7. Protection of Lender's Rights in the Property; Mortgage Insurance. If Borrower fails to perform the covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation or to enforce laws or regulations), then Lender may do and pay for whatever is necessary to protect the value of the Property and Lender's rights in the Property. Lender's actions may include paying any sums secured by a lien which has priority over this Security Instrument, appearing in court, paying reasonable attorneys' fees and entering on the Property to make repairs. Although Lender may take action under this paragraph 7, Lender does not have to do so.

Any amounts disbursed by Lender under this paragraph 7 shall become additional debt of Borrower secured by this Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

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If Lender required mortgage insurance as a condition of making the loan secured by this Security Instrument, Borrower shall pay the premiums required to maintain the insurance in effect until such time as the requirement for the insurance terminates in accordance with Borrower's and Lender's written agreement or applicable law.

8. Inspection. Lender or its agent may make reasonable entries upon and inspections of the Property. Lender shall give Borrower notice at the time of or prior to an inspection specifying reasonable cause for the inspection.

9. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender.

In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. In the event of a partial taking of the Property, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the taking, divided by (b) the fair market value of the Property immediately before the taking. Any balance shall be paid to Borrower.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemnor offers to make an award or settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the proceeds, at its option, either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of such payments.

10. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or 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 Assigns Bound; Joint and Several Liability; Co-signers. The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 17. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without that Borrower's consent.

12. Loan Charges. If the loan secured by this Security Instrument is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge under the Note.

13. Legislation Affecting Lender's Rights. If enactment or expiration of applicable laws has the effect of rendering any provision of the Note or this Security Instrument unenforceable according to its terms, Lender, at its option, may require immediate payment in full of all sums secured by this Security Instrument and may invoke any remedies permitted by paragraph 19. If Lender exercises this option, Lender shall take the steps specified in the second paragraph of paragraph 17.

14. Notices. Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to Lender's address stated herein or any other address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.

15. Governing Law; Severability. This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting 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 full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Security Instrument.

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

18. Borrower's Right to Reinstate. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earlier of: (a) 5 days (or such other period as applicable law may specify for reinstatement) before sale of the Property pursuant to any power of sale contained in this Security Instrument; or (b) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note had no acceleration occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees; and (d) takes such action as Lender may reasonably require to assure that the lien of this Security Instrument, Lender's rights in the Property and Borrower's obligation to pay the sums secured by this Security Instrument shall continue unchanged. Upon reinstatement by Borrower, this Security Instrument and the obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under paragraphs 13 or 17.

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NON-UNIFORM COVENANTS: Borrower and Lender 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 proceeding the non-existence of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 19, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

20. Lender in Possession. Upon acceleration under paragraph 19 or abandonment of the Property and at any time prior to the expiration of any period of redemption following judicial sale, Lender (in person, by agent or by judicially appointed receiver) shall be entitled to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. Any rents collected by Lender or the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorneys' fees, and then to the sums secured by this Security Instrument.

21. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument without charge to Borrower. Borrower shall pay any recordation costs.

22. Waiver of Homestead. Borrower waives all right of homestead exemption in the Property.

23. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument. (Check applicable box(es))

Adjustable Rate Rider Condominium Rider 2-4 Family Rider

Graduated Payment Rider Planned Unit Development Rider

Other(s) [specify] Waiver of Right of Redemption and Tax and Insurance Escrow Rider

Executed by the Mortgagor attached hereto and made a part hereof by this reference thereto.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

ATTEST:

..... APOSTOLIC CHURCH OF GOD IN CHRIST (Seal)
..... Borrower

Betty McDaniel
BETTY MCDANIEL, Secretary

by *Arthur M. Brazier* (Seal)
ARTHUR M. BRAZIER, President Borrower

(Space Below This Line For Additional Signatures)

STATE OF)
COUNTY OF) SS:

I,, a Notary Public in and for said county and state, do hereby certify that, personally appeared before me and is (are) known or proved to me to be the person(s) who, being informed of the contents of the foregoing instrument, have executed same, and acknowledged said instrument to be free and voluntary act and deed and that (his, her, their) executed said instrument for the purposes and uses therein set forth. (he, she, they)

Witness my hand and official seal this day of 19.....

My Commission Expires:

BOX 333

..... (SEAL)
Notary Public

This instrument was prepared by Herbert H. Fisher, #1000, 205 West Wacker Dr., Chicago, Illinois 60606
4471 AND RETURN TO:

30052559

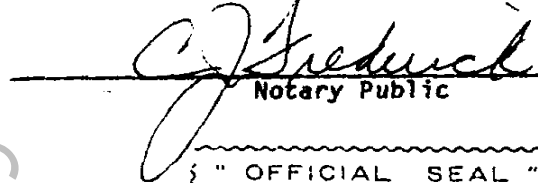
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ACKNOWLEDGMENT

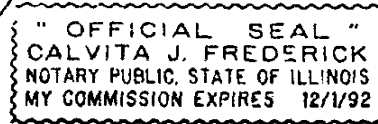
STATE OF ILLINOIS)
COUNTY OF C O O K) SS: I, the undersigned, a Notary Public, in and
for the said County in the State aforesaid,

DOES HEREBY CERTIFY THAT Arthur M. Brazier, personally known to me to be the President of the Apostolic Church of God in Christ, a not-for-profit corporation of Illinois, and Betty McDaniel personally known to me to be the Secretary of Apostolic Church of God in Christ, a not-for-profit corporation of Illinois, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purpose therein set forth.

GIVEN under my hand and Notarial Seal, this 31st day of January, 1990.


Notary Public

[SEAL]



300-6/1-10-90/1-30-90/lw

Property of Cook County Clerk's Office

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ALTERNATIVE DISPUTE RESOLUTION

Section 1.01. Purpose and Scope of ADR
The purpose of this ADR is to provide a fair and equitable process for the resolution of disputes between the parties to this contract.

Section 1.02. Definitions
For the purposes of this ADR, the following definitions shall apply:

Section 1.03. Dispute Resolution Process
The dispute resolution process shall consist of the following steps:

Section 1.04. Arbitration
If the dispute is not resolved through mediation, the parties agree to submit the dispute to arbitration.

Section 1.05. Arbitration Rules
The arbitration shall be conducted in accordance with the rules of the American Arbitration Association.

Section 1.06. Arbitration Location
The arbitration shall take place in the County of Cook, Illinois.

Section 1.07. Arbitration Costs
The costs of arbitration shall be borne equally by the parties.

Section 1.08. Arbitration Award
The arbitration award shall be final and binding on the parties.

Section 1.09. Waiver of Jury Trial
The parties hereby waive their right to a jury trial.

Section 1.10. Entire Agreement
This ADR constitutes the entire agreement between the parties.

Section 1.11. Governing Law
This ADR shall be governed by the laws of the State of Illinois.

Section 1.12. Signatures
The parties shall sign and date this ADR.

Section 1.13. Execution
This ADR shall be executed in two copies, one by each party.

Section 1.14. Amendments
Any amendments to this ADR must be in writing and signed by both parties.

Section 1.15. Severability
If any provision of this ADR is found to be unenforceable, the remainder shall survive.

Section 1.16. Counterparts
This ADR may be executed in counterparts, each of which shall be deemed an original.

Section 1.17. Binding Effect
This ADR shall be binding on the parties and their heirs, assigns, and legal representatives.

Section 1.18. Waiver of Notice
The parties hereby waive their right to notice of any hearing or trial.

Section 1.19. Assignment
This ADR shall not be assignable by either party.

Section 1.20. Construction
This ADR shall be construed in accordance with the laws of the State of Illinois.

Section 1.21. Waiver of Immunity
The parties hereby waive their right to immunity from suit.

Section 1.22. Waiver of Exhaustion of Remedies
The parties hereby waive their right to exhaust any administrative remedies.

Section 1.23. Waiver of Exhaustion of Remedies
The parties hereby waive their right to exhaust any administrative remedies.

Section 1.24. Waiver of Exhaustion of Remedies
The parties hereby waive their right to exhaust any administrative remedies.

Section 1.25. Waiver of Exhaustion of Remedies
The parties hereby waive their right to exhaust any administrative remedies.

Property of Cook County Clerk's Office

01/15/2019

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PARCEL 1:

LOTS 11 THROUGH 24 (EXCEPT THAT PART OF LOT 24 CONVEYED TO THE CITY OF CHICAGO BY DEED RECORDED OCTOBER 4, 1989 AS DOCUMENT 89468667) INCLUSIVE IN EDSON KEITH'S SUBDIVISION OF BLOCK 6 IN U. R. KEITH'S SUBDIVISION OF THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

LOTS 1 TO 15 INCLUSIVE IN BLOCK 1 OF WAIT AND BOWEN'S SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

ALSO ALL OF THAT PART OF THE E-W 20 FOOT ALLEY AND OF THE N-S 20 FOOT ALLEY IN BLOCK 1 IN WAIT AND BOWEN'S SUBDIVISION OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS WAS VACATED BY ORDINANCE OF THE CITY OF CHICAGO, PASSED JUL/29/88 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON AUG/19/88 AS DOCUMENT NUMBER 88579349 AND RECORDED SEPTEMBER 2, 1988 AS DOCUMENT 88474599, IN COOK COUNTY, ILLINOIS

PARCEL 3:

LOTS 19, 20 AND 21 (EXCEPT THE NORTH 24 FEET OF SAID LOT 21) IN BLOCK 1 IN WAIT AND BOWEN'S SUBDIVISION AS AFORESAID, IN COOK COUNTY, ILLINOIS

ALSO

THE NORTH 24 FEET OF LOT 21 AND ALL OF LOTS 22 AND 23 AND THE E-W 20 FOOT VACATED PUBLIC ALLEY LYING NORTH OF AND ABUTTING LOT 23 IN BLOCK 1 IN WAIT AND BOWEN'S SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE ILLINOIS CENTRAL RAILROAD IN COOK COUNTY, ILLINOIS

PIN: 20-14-414-018, 20-14-414-019, 20-14-414-020, 20-14-414-021, 20-14-414-022, 20-14-414-025, 20-14-414-026, 20-14-414-027, 20-14-414-028, 20-14-414-029 and 20-23-202-002, 20-23-202-003, 20-23-202-005, 20-23-202-006, 20-23-202-007, 20-23-202-008, 20-23-202-009, 20-23-202-016, 20-23-202-017, 20-23-202-018, 20-23-202-019, 20-23-202-020, 20-23-202-021

commonly known as 6303 South Kenwood Avenue and 6326 South Dorchester Avenue, Chicago, Illinois 60637

EXHIBIT A

300-4/1-10-90/1-30-90/1w

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ADJUSTABLE RATE LOAN RIDER

NOTICE: THE MORTGAGE SECURED A NOTE WHICH CONTAINS A PROVISION ALLOWING FOR CHANGES 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 31st day of January, 1990, and is incorporated into and shall be deemed to amend and supplement the Mortgage of the same date given by the undersigned (the "Borrower") to secure the Borrower's Note to INDEPENDENCE BANK OF CHICAGO (the "Lender") of the same date (the "Note") and covering the property described in the Mortgage and located at 6303 South Kenwood Avenue, Chicago, Illinois.

Modifications. In addition to the covenants and agreements made in the Mortgage, Borrower and Lender further covenants and agrees as follows:

A. INTEREST RATE AND MONTHLY PAYMENT CHANGES

The Note has an "Initial Interest Rate" of 12 %. The Note interest rate may be increased or decreased on the date that there is a change in the First National Bank prime rate. The interest rate is the Prime Rate as announced by the First National Bank of Chicago from time to time plus 2 percent.

There is no maximum limit on changes in the interest rate at any Change Date, provided in no event raise the interest to more than 16% per annum or lower it to less than 9% per annum. The Note further provides for interest only payments from March 1, 1990 through August 1, 1991 and a fixed interest rate from September 1, 1991 through August 1, 1992.

If the interest rate changes, the amount of Borrower's monthly payments will change as provided in the Note. Increases in the interest rate will result in higher payments. Decreases in the interest rate will result in lower payments.

B. LOAN CHARGES

It could be that the loan secured by the Mortgage is subject to a law which sets maximum loan charges and that law is interpreted so that the interest or other loan charges collected or to be collected in connection with the loan would exceed permitted limits. If this is the case, 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.

C. PRIOR LIENS

If Lender determines that all or any parts of the sums secured by this Mortgage are subject to a lien which has priority over this Mortgage, Lender may send Borrower a notice identifying that lien. Borrower shall promptly act with regard to that lien as provided in paragraph 4 of the Mortgage or shall promptly secure an agreement in a form satisfactory to Lender subordinating that lien to this Mortgage.

D. TRANSFER OF THE PROPERTY

If there is a transfer of the Property subject to paragraph 17 of the Mortgage, Lender may require (1) an increase in the current Note interest rate, or (2) an increase in (or removal of) the limit on the amount of any one interest rate change (if there is a limit), or (3) a change in the Base Index figure, or all of these, as a condition of Lender's waiving of option to accelerate provided in paragraph 17.

By signing this, Borrower agrees to all of the above.

ATTEST:

Betty M. Daniel
Secretary

By:

APOSTOLIC CHURCH OF GOD IN CHRIST

President

ADJUSTABLE RATE LOAN RIDER

300-6/1-10-90/1-18-90/1-30-90/1w

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WAIVER OF RIGHT OF REDEMPTION AND TAX AND INSURANCE ESCROW RIDER

This Rider made this 31st day of January, 1990, and is incorporated into and shall be deemed to amend and supplement the Mortgage of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to Independence Bank of Chicago (the "Lender") of the same date (the "Note") and covering the property described in the Mortgage and located at 6303 South Kenwood Avenue, Chicago, Illinois.

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

1. The Borrower hereby waives any and all rights of redemption from sale under any order or decree of foreclosure of this Mortgage, on its own behalf and on behalf of the trust estate and all persons beneficially interest and of each and every person, except judgment creditors of the Borrower in its representative capacity and of the trust estate, acquiring any interest in or title to the premises subsequent to the date of this Mortgage.

2. As to Real Estate Taxes, Paragraph 2 of the Uniform Covenants of the Mortgage shall not be applicable so long as Borrower annually files for and secured tax exempt status for all tax parcels described in the Mortgage and provides Lender with evidence thereof. In event Borrower shall fail or is unable to provide such evidence and upon notice by Lender to Borrower, all the provisions of said Paragraph 2 shall become operative and an obligation of the Borrower.

3. If Lender does provide the notice described in Section 2 above, the Borrower shall pay before any penalty or interest attaches all general taxes, and pay special assessments, water charges, sewer service charges, and other charges against the premises when due, and upon written request, to furnish to Lender or the holder of the Note duplicate receipts therefor and pay in full under protest, in the manner provided by statute, any tax and assessment which Borrower may desire to contest.

ATTEST

Betty McDaniel
Secretary

APOSTOLIC CHURCH OF GOD IN CHRIST

By:

Charles McDaniel
President

300-6/1-10-90/1-30-90/1w

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