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COOK COUNTY, ILLINOIS
FILED FOR RECORD

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\$1800

(Space Above This Line for Recording Date)

MORTGAGE

0153877-240

THIS MORTGAGE ("Security Instrument") is given on **MAY 30 19 90** The mortgagor is **TIMOTHY J. BLANKENSTEIN AND JANICE C. BLANKENSTEIN, HUSBAND AND WIFE**

("Borrower"). This Security Instrument is given to **PRESIDENTIAL MORTGAGE COMPANY**

which is organized and existing under the laws of **THE STATE OF ILLINOIS**, and whose address is **3285 N. ARLINGTON HEIGHTS RD.-STE.204 ARLINGTON HEIGHTS, ILLINOIS 60004** ("Lender").

Borrower owes Lender the principal sum of **ONE HUNDRED FIFTY SEVEN THOUSAND FIVE HUNDRED AND NO/100**

Dollars (U.S. \$ **157,500.00**). 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 **JUNE 1, 2020**. 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:

THE SOUTHEASTERLY 15.96 FEET OF THE NORTHWESTERLY 18.733 FEET OF LOT 155 (EXCEPT THE SOUTHWESTERLY 50 FEET OF SAID LOT 155) IN THE SUBDIVISION OF BLOCK 6 IN SHEFFIELD'S ADDITION TO CHICAGO, SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: **14-32-425-114**

PARCEL 2:

AN EASEMENT FOR ACCESS AND INGRESS AND EGRESS ACROSS THE SOUTHWESTERLY 50 FEET OF LOTS 133 AND 141, 145 TO 155 AND 157 TO 160, IN SUBDIVISION OF BLOCK 6 OF SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AS DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, EASEMENTS AND PARTY WALL RIGHTS DATED SEPTEMBER 3, 1987 AND RECORDED SEPTEMBER 18, 1987 AS DOCUMENT 87511039.

14-32-425-114-0000

which has the address of **1656 N. BISSELL STREET** **CHICAGO**

Illinois **60614** ("Property Address");
(Zip 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 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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3285 N. ARLINGTON HEIGHTS, IL 60004
ARLINGTON HEIGHTS, IL 60004
RECORD AND RETURN TO:
PRESIDENTIAL MORTGAGE COMPANY
JANE GIBB
PREPARED BY:

Notary Public
"OFFICIAL SEAL"
Donna R. Adelman
Neary Public, State of Illinois
Cook County
My Commission Expires 2/27/94

Given under my hand and official seal, this 30 day of MAY, 1990.

My Commission Expires 2/27/94

signed and delivered the said instrument as THEIR free and voluntary act, for the use and purposes therein

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

ARE

personally known to me to be the same person(s) whose name(s) do hereby certify that TIMOTHY J. BLANKENSTEIN AND JANICE C. BLANKENSTEIN, HUSBAND AND WIFE

a Notary Public in and for said county and state.

I, the undersigned

COOK COUNTY, ILLINOIS

STATE OF ILLINOIS

Space Below This Line For Acknowledgment

Borrower

(Seal)

Borrower

(Seal)

Borrower

(Seal)

Borrower

(Seal)

BY SIGNING BELOW, Borrowers accept and agree to the terms and covenants contained in this Security Instrument and in any riders (evaluated by Borrower) and recorded with it.

(Others) (Specify)

Acronymic Loan Rider
Standard Payment Rider
KX) Planned Unit Development Rider

Acronymic Loan Rider
Standard Payment Rider
KX) Planned Unit Development Rider
Family Rider

(If back applicable, please)

supplement the covenants and agreements of this Security Instrument as if the riders were a part of this Security Instrument.

19. Acceleration: Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument that 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 a default 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 in its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose the Security Instrument by judicial proceeding.

20. Lender in Possession: Lender shall have the right to possession of the Property 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 full and complete 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 a portion of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorney's 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 reasonable costs.

22. Rider of Homestead: Borrower agrees 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 this Security Instrument as if the riders were a part of this Security Instrument.

24. Rider of Homestead: Borrower agrees all right of homestead exemption in the Property.

25. Rider of Homestead: Borrower agrees all right of homestead exemption in the Property.

26. Rider of Homestead: Borrower agrees all right of homestead exemption in the Property.

27. Rider of Homestead: Borrower agrees all right of homestead exemption in the Property.

28. Rider of Homestead: Borrower agrees all right of homestead exemption in the Property.

29. Rider of Homestead: Borrower agrees all right of homestead exemption in the Property.

30. Rider of Homestead: Borrower agrees all right of homestead exemption in the Property.

31. Rider of Homestead: Borrower agrees all right of homestead exemption in the Property.

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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 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. 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. 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 perform 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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11. 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 written agreement or applicable law.
12. Inspection. Lender or its agent may make reasonable entries upon a 2 inspections of the Property. Lender shall give Borrower notice at the time of inspection specifying reasonable cause for the inspection.
13. Condemnation. The proceeds from 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 compensation in lieu of condemnation, are hereby assigned and shall be paid to Lender.
14. 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 the 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.
15. If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condormator offers to make an award or other 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.
16. Lender and Borrower otherwise agree in writing, any application or proceeds to principal shall not extend or postpone the date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of such payments.
17. Borrower Not Released; Forfeiture by Lender Not a Waiver. Extension of the time for payment or modification of any of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower or in all operations to release the liability of the original Borrower or Borrower's successors in interest shall not be deemed to constitute a release of the sums secured by this Security Instrument by reason of any demand made payment or otherwise made by a successor in interest. Any foreclosure by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any foreclosure by reason of any right or remedy shall not be a waiver of or prejudice by reason of any right or remedy.

18. Successors and Assigns; 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 Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property and the terms of this Security Instrument, (a) is not personally obligated to pay the sums secured by this Security Instrument and (b) agrees that Lender and any other Borrower may agree to extend, modify, forfeit or make any accommodation as well as to be regarded to the terms of this Security Instrument or the Note without that Borrower's consent.

19. 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 now 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. If extension 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 19.

20. Notices. Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by making 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 hereon 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.

21. 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 and the provisions of this Security Instrument and the Note are declared to be severable.

22. Transfer of the Property or a General Interest in Borrower. If all or any part of the Property or any interest therein is sold or transferred to a third party, the interest in Borrower is sold or transferred and Borrower is not a natural person, the Security Instrument shall remain in full force and effect. Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument, if the transfer is prohibited by applicable law. If the transfer is permitted by applicable law, the sums secured by this Security Instrument shall not be extinguished by the transfer, but the sums secured by Lender if exercised by Lender if exercised is prohibited by applicable law.

23. Borrower's Right to Reinstatement. If Borrower incurs certain conditions, Borrower shall have the right to have reinstatement of this Security Instrument, described in the next paragraph, at the expiration of (a) 5 days or such other period as applicable law may specify for reinstatement, but not later than the expiration of the Security Instrument or the Note contained in this Security Instrument, or (b) the expiration of the Security Instrument and the Note had no acceleration. In such event, the Security Instrument and the Note shall be reinstated and the Note shall be paid to Lender. Lender shall provide a period of 30 days after the date of reinstatement for the payment of the sums secured by this Security Instrument. The sums secured by this Security Instrument shall be paid to the expiration of this period. If Borrower does not pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument with or without further notice or demand on Borrower.

24. Borrower's Right to Reinstatement. If Borrower incurs certain conditions, Borrower shall have the right to have reinstatement of this Security Instrument, described in the next paragraph, at the expiration of (a) 5 days or such other period as applicable law may specify for reinstatement, but not later than the expiration of the Security Instrument or the Note contained in this Security Instrument, or (b) the expiration of the Security Instrument and the Note had no acceleration. In such event, the Security Instrument and the Note shall be reinstated and the Note shall be paid to Lender. Lender shall provide a period of 30 days after the date of reinstatement for the payment of the sums secured by this Security Instrument. The sums secured by this Security Instrument shall be paid to the expiration of this period. If Borrower does not pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument with or without further notice or demand on Borrower.

25. Acceleration. If the sums secured by this Security Instrument are not paid to Lender by the date specified in paragraph 1, the sums secured by this Security Instrument shall be immediately due and payable to Lender. Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument, if the transfer is prohibited by applicable law. If the transfer is permitted by applicable law, the sums secured by this Security Instrument shall not be extinguished by the transfer, but the sums secured by Lender if exercised by Lender if exercised is prohibited by applicable law.

26. Acceleration. If the sums secured by this Security Instrument are not paid to Lender by the date specified in paragraph 1, the sums secured by this Security Instrument shall be immediately due and payable to Lender. Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument, if the transfer is prohibited by applicable law. If the transfer is permitted by applicable law, the sums secured by this Security Instrument shall not be extinguished by the transfer, but the sums secured by Lender if exercised by Lender if exercised is prohibited by applicable law.

27. Acceleration. If the sums secured by this Security Instrument are not paid to Lender by the date specified in paragraph 1, the sums secured by this Security Instrument shall be immediately due and payable to Lender. Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument, if the transfer is prohibited by applicable law. If the transfer is permitted by applicable law, the sums secured by this Security Instrument shall not be extinguished by the transfer, but the sums secured by Lender if exercised by Lender if exercised is prohibited by applicable law.

28. Acceleration. If the sums secured by this Security Instrument are not paid to Lender by the date specified in paragraph 1, the sums secured by this Security Instrument shall be immediately due and payable to Lender. Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument, if the transfer is prohibited by applicable law. If the transfer is permitted by applicable law, the sums secured by this Security Instrument shall not be extinguished by the transfer, but the sums secured by Lender if exercised by Lender if exercised is prohibited by applicable law.

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UNOFFICIAL COPY PLANNED UNIT DEVELOPMENT RIDER

THIS PLANNED UNIT DEVELOPMENT RIDER is made this 30TH day of MAY, 1990, 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

PRESIDENTIAL MORTGAGE COMPANY

(the "Lender")

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

1658 N. BISSELL STREET, CHICAGO, ILLINOIS 60614
1656
(Property Address)

The Property includes, but is not limited to, a parcel of land improved with a dwelling, together with other such parcels and certain common areas and facilities, as described in:

THE COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD

(the "Declaration"). The Property is a part of a planned unit development known as
BISSELL STREET ROW HOUSES

(Name of Planned Unit Development)

(the "PUD"). The Property also includes Borrower's interest in the homeowners association or equivalent entity owning or managing the common areas and facilities of the PUD (the "Owners Association") and the uses, benefits and proceeds of Borrower's interest.

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

A. PUD OBLIGATIONS. Borrower shall perform all of Borrower's obligations under the PUD's Constituent Documents.

The "Constituent Documents" are the: (i) Declaration; (ii) articles of incorporation, trust instrument or any equivalent document which creates the Owners Association; and (iii) any by-laws or other rules or regulations of the Owners Association. Borrower shall promptly pay, when due, all dues and assessments imposed pursuant to the Constituent Documents.

B. HAZARD INSURANCE. So long as the Owners Association maintains, with a generally accepted insurance carrier, a "master" of "blanket" policy insuring the Property which is satisfactory to Lender and which provides insurance coverage in the amounts, for the periods, and against the hazards Lender requires, including fire and hazard 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 installments 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 the required coverage is provided by the Owners Association policy.

Borrower shall give Lender prompt notice of any lapse in required hazard insurance coverage provided by the master or blanket policy.

In the event of a distribution of hazard insurance proceeds in lieu of restoration or repair following a loss to the Property or to common areas and facilities of the PUD, any proceeds payable to Borrower are hereby assigned and shall be paid to Lender. Lender shall apply the proceeds 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 all or any part of the Property or the common areas and facilities of the PUD, or for any conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender. Such proceeds shall be applied by Lender to the sums secured by the Security Instrument as provided in Uniform Covenant 9.

E. LENDER'S PRIOR CONSENT. Borrower shall not, except after notice to Lender and with Lender's prior written consent, either partition or subdivide the Property or consent to:

(i) the abandonment or termination of the PUD, except for abandonment or termination required by law in the case of substantial destruction by fire or other casualty or in the case of a taking by condemnation or eminent domain;

(ii) any amendment to any provision of the "Constituent Documents" if the provision is for the express benefit of Lender;

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

(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 PUD 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 PUD Rider.


TIMOTHY J. BLANKENSTEIN (Seal) -Borrower


JANICE C. BLANKENSTEIN (Seal) -Borrower

(Seal)
-Borrower

(Seal)
-Borrower

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Property of Cook County Clerk's Office