JENNIFER DEMIRO HONES FOR INC.

MILWEST MORIGINGE SERVICES, INC. 1901 SOUTH MEYERS ROAD, SUITE 300 OAKBROOK TERRACE, IL 60181 90340438

MORTGAGE

e for Recording Data]

\$76.00

ACCOMPANA DE CONTRA DE CON

72-63-572FI

THIS MORTGAGE ("Security Instrument") is given on JULY 13. 19.90

The mortgagor is ... LARRY M. DREYFUS AN UNMARRIED MALE MAYER MAYING BEEN MARRIED.

("Borrower").

This Security Instrument is given to ... THE FIRST NATIONAL BANK OF CHICAGO which is organized and existing under the laws of ... THE UNITED STATES OF AMERICA and whose addrew is ... ONE FIRST NATIONAL PLAZA, CHICAGO, ILLINOIS, 60670 ("Lender"). Borrower owes Lender the principal sum of ... SIXTY FIVE THOUGAND & 00/100.

Dollars (U.S. S. ... 15, 000,00 ...). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("No.e") which provides for monthly payments, with the full debt, if not paid earlier, due and payable on ALKUST 1, 2005. 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 payagraph 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 ... COCK.

SEE LEGAL DESCRIPTION ATTACHED NAMED AND MADE A PART HEREOF:

COOK COUNTY, ILLINOIS

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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 seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unoncumbered, 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.

ILLINOIS—Single Family—FRMA/FHLMC UMFORM INSTRUMENT DEL 1558 (R-2-86)

FORM 3014 12/83

5034043

Motory vibile		MORFICIAL SEA
gubscribed to the foregoing instrument, signed and delivered the said the uses and purpose the rein set forth. July Commission	on, and acknowledged that free and voluntary act, for	appeared before me this day in pers
and for se'd county and state, do hereby HAVING BEE .) INRRIED.	id, a Notaty Public in An University Media Never	i certify that I.ARRY M. CREYFUS
Ox		STATE OF ILLINOIS,
(lea2)		
reworno8~ (Ins.2)	C	
(Seal)	I M DESCALI	
oven nie contained in this Security Instru-	of agrees to the terms and coly i orrower and recorded with	Definite Below, Borrower accer, ment and an any rider(s) executed
) nent Rider		Addendun, o Adjustable Graduated Payornt Ride
2-4 Family Rider	19biff muinimobaco	Adjustao's Rate Rider
· Instrument, Lender shall release this Secur-	t. fall sums secured by this Security fall sums secured by this Security Borrower. Borrower all right of hou hastument, if one or more rides it, the coversants and agreements of this coversants and agreements of this	secured by this Security Instrumen 21, Release, Upon payment o ity Instrument without charge to ity Instrument with the Security Instrument to this Security Instrument to get him Security Instrument
or abandonment of the Property and as to give agent or gladicial sale, Lender (in person, by agent or gudicial session of and manage the Property and socilected by Lender or the receiver shall be and collection of rents, including, but not and collection of rents, including, but not able attorneys' fees, and then to the sums	pon acceleration under paragraph y period of redemption following ill be entitled to enter upon, take cluding those past due. Any rents s of management of the Property	any time prior to the expiration of an by judicially appointed receiver) sha to collect the tents of the Property in applied first to payment of the cost
ht to assert in the foreclosure proceeding to acceleration and foreclosure. If the otice, Lender at its option may require instrument without further demand and the Lender shall be entitled to collect all ragraph 19, including, but not limited to	siter acceleration and the rist any other defense of Borrowers in the taste specified in the ror arms secured by this Security in minent by jadicial proceeding remedies provided in this par	orrower or the right to remaining to toworrod the first of the ron-existence of the roll of the remaining the rema
ty instrument (but not prior to accelera to otherwise). The notice shall specify; (a to, not less that a 30 days from the date the and (d) that failure to cure the default of thon of the sums secured by this Security thon of the socured by this Security.	int or agreement in this Securi safts applicable law provides of to care the default; (c) a dat blob the default must be cured; proceeding result in accelera al proceeding and sale of the P	ton any covers or any covers or any covers to make a seal in the default; (b) the action require notice is given to Borrower, by will or before the date specified in the lastrament, foreclosure by judici
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If Leader 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

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 postprine the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount

of such payment...

10. Borrow r Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Sorrower shall not operate to release the liability of the original Borrower or Borrower's successors in interest Lee der shall not be required to commence proceedings against any successor in interest or refuse to extend time for per ment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demond made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising ray right or remedy shall not be a waiver of or preclude the exercise of any right or

11. Successors and Assignt Sound; Joint and Several Liability; Co-signers. The covenants and agreements of this Security Instrument, half 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 ob igited 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 in is 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 limits; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrow'r. 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 is expiration of applicable laws has the effect of rendering any provision of the Note or this Security Instrument in inforceable 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 Ir.s., ment 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's address stated herein or any other address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be defined to have been given to be address as a provided in this paragraph. 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 providers 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 remédies permitted by this Security Instrument without further notice or demand on Bor-

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

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 Property and Lender's rights in the Property, Lender's actions may include paying any sums secured by a lien Leasehold, Borrower shall comply with the Property, to deterioned: Borrower shall desire deteriors, deferiors to commit waste, if this Security hartenger of an 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 coverants 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 as a proceeding in bankruptcy, probate, for condemnation or to enforce laws or regulations), then Lender as a proceeding in bankruptcy, probate, for condemnation or to enforce laws or regulations), then Lender as actions may do and pay for whatever is necessary to protect the value of the Property and Lender's rights in the Property, as actions may include paying any sums secured by a lien.

ance proceeds shall be applied to the sums secured by this Security Instrument, whether Arrost 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 carries 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 out 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 on cipal shall not extend or postpone the date of the monthly payments referred to in paragraphs I 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 polities and proceeds resulting from damage to the Property prior to the acquisition shall pass to Lender to the extent of the anna secured by this Security Instrument immediately prior to the acquisition.

So Preservation and Maintenance of Property; Leaseholds. Borrower shall not destroy, damage or the anna secured by this Security Instrument is substantially change the Property; to deteriorate or commit waste. If this Security Instrument is ance proceeds shall be applied to the sums secured by this Security Instrument, whether مدريو then due, with any tessened. If the restoration or repair is not economically leasible or Lender's security you'd be lessened, the insuroutee to the insurance carrier and the restoration of the proof of locality of the property of the property of the process of the period of the restoration of the re

Lender requires. The manager carrier providing the insurance shall be chosen by Burrower 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 Is arise requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. In the even of loss, Borrower shall give prompt give to Lender all receipts of paid premiums and renewal notices. In the even of loss, Borrower shall shall be applied to the complex of the promptly by Borrower to the insurance carrier and the promptly by Borrower and the promptly by Borrower

all notices of amounts to be paid under this paragraph. If Borrower makes these payments directly, Borrower shall promote by turnish to Lender receipts evidenting the payments.

Borrower shall promptly discharge any lies which has printly over this Security Instrument unless Borrower (a) agrees in writing to the payment of the obligation secured by the lien in legal proceedings which in the contests in good faith the lien by, or defends agains enforcement of the lien in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien in, legal proceedings which in the Instrument. If Lender determines that any part of the Proprity is subject to a lien which may attain priority over this a Security Instrument, Lender determines that any part of the Proprity is subject to this Security or (c) as Security instrument, Lender determines that any part of the Proprity is subject to the notice.

5. Hazard Insurance. Borrower a roth 10 day of the giving of notice.

5. Hazard Insurance. Borrower shall keep the imprivements now existing or hereafter erected on the Property insured against loss by fire, hazards insurance. Borrower shall be maintain the amounts and for the periods that for which Lender requires. The insurance shall be maintained by accounts and for the periods that Lender requires. The insurance carrier providing the insurance shall be chosen by Burrower subject to Lender's Lender requires in the subject to Lender's Lender requires in the subject to Lender's Lender requires in the subject to Lender's Lender requires the series of the giventance carrier providing the insurance shall be chosen by Burrower subject to Lender's Lender requires in the subject to Lender's Lender requires to Lender the line of the subject to Lender to Lender subject to Lender the Lender subject to Lender the

4. Charges; Liens. Borrawer 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, any. Borrower shall promptly furnish to Lender all pay them on time directly, o the person owed payment. Borrower shall promptly furnish to Lender all notices of amounts to be paid under dies paragraph. If Borrower makes these payments directly, Borrower shall bettee so famounts to be paid under done paragraph. The payments makes these payments directly, Borrower shall be the factor of ander directly, borrower shall be the payments of ander directly, borrower shall be the payments to be paid under direct payments.

3. Application 5. Payments. Unless applicable law provides otherwise, all payments received by Lender under paragraphs I and 2 thath be applied: first, to late charges due under the Note; second, to prepayment charges due under the Note; second, to prepayment charges due under the Note; third, to a nounts payable under paragraph 2; fourth, to interest due; and last, to principal

pledged as additional security no.

If the amount of the burds held by Lender, together with the rature manner of the burds held by Lender, together with the rature manner.

Excess shall be, at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly pay.

Borrower shall be, and brinds the bunds held by Lender is not sufficient to pay the escrow items when due, agenties of funds. If the amount of the Funds held by Lender shall promptly relund to borrower shall promptly relund to the payments and the deficiency in one or more payments as the payments and the payments and by Lender and the borrower any Funds held by Lender. If under paragraph 19 the Property or its acquisition by Lender, Lender and Borrower any Funds held by Lender. If under paragraph 19 the Property or its acquisition by Lender, Lender and Borrower any Funds held by Lender. If under paragraph 19 the Property or its acquisition by Lender, Lender and Borrower any Funds held by Lender. If under paragraph 19 the Property or its acquisition by Lender, Lender and Lender of application as a credit against the sums secured by this Security Instrument.

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Demography of a account the time of application as a credit against the sum of the More, second, to prepayment charges the deficient of the property of the Borrower and the time of application and the sum of the More, second, to prepayment charges and the time of application and the sum of the s

estinage on the binds. Lender shall give to Borrower, which are the funds was made. The funds are payment on the binds was made. The funds and clotics 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 duct dates of the escrow items, shall exceed the amount required to pay the escrow items, shall exceed the amount required to pay the escrow items, shall exceed the amount required to pay the escrow items when due, the I rands) equal to one-twellth oil; (a) yearly taxes and assessments which may altain priority over this Security institution oil; (b) yearly lossehold 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 an institution the deposits or accounts of which are insured or guaranteed by a setimate 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, unless Lender may not charge tor holding and applying the funds, tanking 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 interest or the funds Unless an agreement is made or applicable law required to pay borrower any interest or is made or applicable law required to pay borrower any interest or is made or applicable law requires interest to be paid. Lender shall not be required to pay borrower any interest or is made or applicable law requires to Borrower, without charge, an annual accounting of the Funds showing earners on the Funds. Lender shall not be required to pay borrower and earners on the Funds. Lender shall not be required to pay borrower and earners or earners on the Funds. Lender shall not be required to pay borrower and earners any interest or applicable law requires to Borrower, without charge, an annual accounting of the Funds showing

2. Funds for Taxes and Insurance. Subject to applicable law or to a written warver 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 ("Funds") equal to one-twelfth of: (a) yearly taxes and assessments which may attain priority over this Security is a fundamental to one-twelfth of: (b) yearly taxes and assessments on the Percent of the priority over this Security is a fundamental to one-twelfth of: (a) yearly taxes and assessments which may attain priority over this Security is a fundamental to one-twelfth of: (b) yearly taxes and assessments which may attain priority over this Security is a fundamental to one-twelfth of: (b) yearly paying the priority of the security is a fundamental to one-twelfth of: (b) yearly taxes and assessments which may attain priority over this Security is a fundamental to one-twelfth of: (c) yearly taxes and assessments which we have the security that the security of the security is a fundamental transfer or the security of the security taxes and assessments which we have the security taxes and taxes are taxed to taxe the security taxes are taxed to taxe the security taxes are taxed to taxed the security taxed to taxed the security taxed to taxed the security taxed taxed to taxed the security taxed taxed

due ander the Note.

UNIVORM COVENANTS. Botrower and Lender coverant and agree as follows:

1. Paymest 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.

ORDER NO. 7263572

LEGAL DESCRIPTION

UNIT 4712 OF THE 175 EAST DELAWARE PLACE CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE (HEREINAFTER REFERRED TO COLLECTIVELY AS 'PARCEL'): PARTS OF THE LAND, PROPERTY, AND SPACE BELOW, AT AND ABOVE THE SURFACE OF THE EARTH, LOCATED WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD AND DOWNWARD FROM THE SURFACE OF THE EARTH, OF A PARCEL OF LAND COMPRISED OF LOT 17 (EXCEPT THE EAST 16 FEET THEREOF) AND ALL OF LOTS 18 TO 28, INCLUSIVE, IN LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCKS 14 AND 20 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, THE WEST 300 FEET OF THAT PART OF LOTS 16, 17, 18 AND 19 OF BLOCK 14 LYING EAST OF THE LINCOL'S PARK BOULEVARD IN THE CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF FRACTIONAL SECTION 3. TOWNSHIP 39 NORTH, RANGE 14 TAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, CONVEYED BY DEED DATED JULY 27, 1973 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY ILLINOIS, ON JULY 30, 1973 AS DOCUMENT 22418957, FROM JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY, CORPORATION OF MASSASCHUSETTS TO LA SALLE NATIONAL BANK, NATIONAL BANKING ASSOCIATION, NOT INDIVIDUALLY BUT AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 15, 1973 AND KNOWN AS TRUST NO. 45450; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR 175 EAST DELAWARE PLACE, CHICAGO, ILLINOIS, MADE BY LA SALLE NATIONAL BANK, NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 15, 1373 AND KNOWN AS TRUST NO. 45450 AND RECORDED ON AUGUST 10, 1973 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 22434263; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE PARGEL (EXCEPTING FROM THE PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN THE DECLARATION AND SURVEY)

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Property of Coot County Clert's Office

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UNOEFICIAL COPY

	JULY 19 90,		
and is incorporated into and shall be deemed to amend and supplement the ! "Security Instrument") of the same date given by the undersigned (the "Borro	Mortgage, Deed of Trust or Security Deed (the ower") to secure Borrower's Note to		
of the same date and covering the Property described in the Security Instrument and located at: 175 E DELAWARE UNIT 4712, CHICAGO, ILLINOIS 60611 [Frogerty Address]			
The Property includes a unit in, together with an undivided interest in the common elements of, a condominium project			
175 EAST DELAWARE PLACE COND ASSOCIATION [Name of Condominam Project]			
(the "Condominium Project"). If the owners association or other entity which acts for the Condominium Project (the "Owners Association") holds title to property for the benefit or use of its members or shareholders, the Property also includes Borrower's interest in the Owners Association and the uses, proceeds and benefits of Borrower's interest.			
CONDOMINIUM COVENANTS. In addition to the covenants and approver and Lender further covenant and agree as follows:	greements made in the Security Instrument,		
A. Condiminium Obligations. Bosrower shall perform all of Bor Project's Constituent Documents. The "Constituent Documents" are the: creates the Condorantium Project; (ii) by-laws; (iii) code of regulations; and (i promptly pay, when alle, all dues and assessments imposed pursuant to the Constituent of the Condorantium Project of "blanket" (oiler on the Condominium Project which is satisfactive or "blanket" (oiler on the Condominium Project which is satisfactive or "blanket" (oiler on the periods, and against the hazards Lender	(i) Declaration or any other document which v) other equivalent documents. Borrower shall enstituent Documents. with a generally accepted insurance carrier, a ctory to Lender and which provides insurance		
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 he ared insurance on the Property; and (ii) Borrower's obligation under Uniform Covenant 5 to maintain deemed satisfied to the extent that the required severage is provided by the Gorrower shall give Lender prompt notice of any lapse in required haza	Dwners Association policy. ard insurance coverage.		
In the event of a distribution of bazerd insurance proceeds in lieu of Property, whether to the unit or to common elements, any proceeds payable paid to Lender for application to the sums secured of the Security Instrument. C. Public Liability Insurance. Borrower shall to be such actions as Association maintains a public liability insurance policy acceptable in form, at D. Condemnation. The proceeds of any award or view, for damages, or	to Borrower are hereby assigned and shall be, with any excess paid to Borrower. may be reasonable to insure that the Owners mount, and extent of coverage to Lender.		
connection with any condemnation or other taking of all or any part of the P elements, or for any conveyance in lieu of condemnation, are he ely assigne shall be applied by Lender to the sums secured by the Security Instrument as p E. Lender's Prior Consent. Borrower shall not, except after notice consent, either partition or subdivide the Property or consent to:	roperty, whether of the unit or of the common and shall be paid to Lender. Such proceeds provided in Uniform Covenant 9.		
(1) the abandonment or termination of the Condominium From required by law in the case of substantial destruction by fire or other casualty eminent domain;	or in the case of a taking by condemnation or		
(ii) any amendment to any provision of the Constituent Docum	ents it be provision is for the express benefit of		
Lender: (iii) termination of professional management and assumption of	f self-me nagement of the Owners Association;		
(iv) any action which would have the effect of rendering the pul	blic liability insulance coverage maintained by		
the Owners Association unacceptable to Lender. F. Remedies. If Borrower does not pay condominium dues and asses. Any amounts disbursed by Lender under this paragraph F shall become addit Instrument. Unless Borrower and Lender agree to other terms of payment, the disbursement at the Note rate and shall be payable, with interest, upon notice.	ional debt of Borrower fecured by the Security rese amounts shall bear unterest from the date of		
By Signing Below, Borrower accepts and agrees to the terms and provisions	contained in this Condominium Rider.		
$\mathcal{L}_{\mathcal{L}}$	(Seal)		
LARRY M	PREYFUS		
	(Seal) Borrower		

Property of Cook County Clerk's Office