91438499

REPT-GI RECORDING NE UPS FOR PROCESSION DISEASE. ..

> T#2222 TRAN 6721 08/26/91 16:00:00 #5965 # B \*--91-438499

**COOK COUNTY RECORDER** 

 $\chi$  loam no.

**MORTGAGE** 

THIS MORTGAGE ("Security lastrument") is given on

.19 91

The mortgagor is

STEPHEN E. REITER AND MARY E. REITER, MARRIED TO EACH OTHER

· Borrower 1

This Security instrument is given to

THE NORTHERY TRUST COMPANY, ITS SUCCESSORS AND/OR ASSIGNS

which is organized and existing under the laws of the State of Illinois

and whose

address is

50 SOUTH LASALLY STREET. CHICAGO, ILLINOIS 60675

("Lender").

Borrower owes Lender the principal sum of

TWO HUNDRED FIFTY THREE THOUSAND AND NO/160-----1245 debt is evidenced by Borrower's note dated the same date as this (U.S. \$253,000.00

Security instrument ("Note"), which provides for monthly payries s. with the full debt, if not paid earlier, one and payries

SEPTEMBER 1, 2021 This Security instrument secures to Lender: (a) the repayment of Off the debt evidenced by the Note, with interest, and all renewals, extension and modifications of the Note; (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 via Note. For this purpose, Borrower does bereny mortgage, grant and convey to Leader the following described property located to

COOK

County, Illinois:

LOT 11 IN CAROL ESTATES BEING A SUBDIVISION OF THE 432.96 FEET OF LOT 7, (RECEPT THE EAST 396.0 FEET THEREOF, IN THE COUNTY CLERK'S DIVISION OF THE SOUTH 1/2 OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIE: 04-33-312-011

91425439

ch has the address of

3628 LIBERTY LANE

GLENVIEW,

Illinois

60025

("Property Address");

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or herenter a part of the property. All reptacements 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 sensed of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is uncocumbered, except for encumbrances or record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumorances of record-

ILLINOIS - Single Family - Fannie MeerFreddie Mee UNIFORM INSTRUMENT Sarang Farms Supply Co. Lot. (800) 448-8855

Farm 3014 9/90

THIS SECURITY INSTRUMENT, undoings anticom coverants to final unature and non-resident coverants with limited variations by purisdiction to constitute a fundom security instrument coverant relatives persons.

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

- 1. Payment of Principal and Interest: Prepayment and Late Charges. Burrower shall promptly pay when due the principal and interest on the debt evidenced by the Note and any prepayment and late charges disc under the Note.
- 2. Funds for Faxes 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 tuil, a sum ("Funds") for: (a) yearly taxes and assessments which may attain priority over this Security Instrument as a lien on the Property: (b) yearly leasehold payments or ground rents on the Property, if any; (c) yearly nazard or property insurance premiums: (d) yearly flood insurance premiums, if any; (e) yearly mortgage insurance premiums, if any; and (f) any sums payable by Borrower to Lender, in accordance with the provisions of paragraph 8, in lieu of the payment of mortgage insurance premiums. These items are called "Escrow Items". Lender may, at any time, collect and hold Funds in an amount not to exceed the maximum amount a lender for a federally related mortgage loan may require for Borrower's escrow account under the federal Real Estate Settlement Procedures Act of 1974 as amended from time to time, 12 U.S.C. § 2601 et seq. ("RESPA"), unless another law that applies to the Funds sets a lesser amount. If so, Lender may, at any time, collect and hold Funds in an amount not to exceed the lesser amount. Lender may estimate the amount of Funds due on the basis of run int data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with applicable law.

The Funds shall be had in an institution whose deposits are insured by a federal agency, instrumentality, or entity fincluding Lender, if Lender is such an institution or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items. Lender may not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. However, Lender may require Borrower to pay a one-time charge for an independent real estate tax reporting service used by Lender in connection with this loan, unless applicable law provides otherwise. 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. Borrower and Lender may agree in writing, however, that interest shall be paid or the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds, showing credits and debits to the Funds are pledged as additional security for all sums secured by this Security Instrument.

If the Funds held by Lender exceed the amounts permated to be held by applicable law. Lender shall account to Borrower for the excess Funds in accordance with the requirements of applicable law. If the amount of the Funds held by Lender at any time is not sufficient to pay the Escrow Items when due. Lender may so notify Borrower in writing, and, in such case Borrower shall pay to Lender the amount necessary to make up the deficiency. Borrower ball make up the deficiency in no more than twelve monthly payments, at Lender's sole discretion.

Upon payment in full of all sums secured by this Security Instrument. Leader shall promptly refund to Borrower any Funds held by Lender. If, under paragraph 21, Lender shall acquire or sell the Property, Leader, prior to the acquisition or sale of the Property, shall apply any Funds held by Lender at the time of acquisition or sale as a craim 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 any prepayment charges due under the Note: second, to arrawas payable under paragraph 2; third, to interest due: fourth, to principal due: and last, to any late charges due under the Note.
- 4. Charges; Liens. Borrower shall pay all taxes, assessments, charges, tines and impositions a inbutable 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 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: (1) I grees 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 (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 or Property Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by tire, hazards included within the term "extended coverage" and any other hazards, including floods or flooding, 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. If Borrower fails to maintain coverage described above, Lender may, at Lender's option, obtain coverage to protect Lender's rights in the Property in accordance with paragraph 7.

All insurance policies and renewals shall be acceptable to Lender and shall anchole 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 pand

premiums and renewal notices. In the event of just, illustrated shall just recommonde to in-missingue garrier and Lender may make proof of loss it not made promotive by dornower.

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, it 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 of to may 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 21 the Property is acquired by Lender, Borrower's right to any insurance policies and proceeds resulting from damage to the Property prior to the acquired on shall pass to Lender to the extent of the sums secured by this Security instrument immediately prior to the

acquisition.

6. Occupancy, Preservation, Maintenance and Protection of the Property; Borrower's Loan Application; Leaseholds. Borrower shall occupy, establish, and use the Property as Borrower's principal residence within sixty days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lerser otherwise agrees in writing, which consent shall not be unreasonably withheld, or unless extenuating circumstances exist which are beyond Borrower's control. Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate, or coast waste on the Property. Borrower shall be in default if any fortesture action or proceeding, whether civil or criminal, is begun that in Lender's good faith sudement could result in forfeiture of the Property or otherwise materially impair the lien created by this Security Instrument or Lender's security interest. Borrower may cure such a default and reinstale. as provided in paragraph 19, by causing the action or proceeding to be dismissed with a ruling that, in Lender's good faith determination, precludes fortesture of the Born wer's interest in the Property or other material impairment of the lien created by this Security instrument or Lender's security interest. Borrower shall also be in detault if Borrower, during the loan application process. gave materially talse or inaccurate information or statements to Lender for failed to provide Lender with any material information ( in connection with the loan evidenced by the Note, including, but not limited to, representations concerning Borrower's occupancy of the Property as a principal residence. If this Security instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. If Borrower acquires tee title to the Property, he leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

7. Protection of Lender's Rights in the Property. If Borrower tails 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 Isach as a proceeding in bankruptcy, probate, for condemnation or forfeiture or to enforce laws of 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 raying any sums secured by a lien which has priority over this Security instrument, appearing in wart, 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 an owns shall bear interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender 1. Rorrower requesting payment.

8. Mortgage Insurance. 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 mortgage insurance in effect. If, for any reason, the mortgage insurance coverage required by Lender lapses or ceases to be in effect. Borrower shall pay the premiums required to obtain coverage substantially equivalent to the mortgage insurance previously in effect, at a cost substantially equivalent to the mortgage insurance previously in effect, from an alternate mortgage insurer approved by Lender. If the mortgage insurance coverage is not available. Borrower shall cay to Lender each month a sum equal to one to all of the yearly mortgage insurance premium being paid by Borrower when the insurance coverage lapsed or ceased to be in effect. Lender will accept, use and retain these payments as a loss reserve in lieu of mortgage insurance. Loss reserve payments may no longer be required, at the option of Lender, if mortgage insurance coverage (in the amount and for the period that Lender requires) provided by an insurer approved by Lender again becomes available and is obtained. Borrower shall pay the premiums required to maintain mortgage insurance in effect, or to provide a loss reserve, until the requirement for mortgage insurance ends in accordance with any written agreement between Borrower and Lender or applicable law.

9. 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.

10. 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 field 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 in which the fair market value of the Property immediately before the taking is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the taking, unless Borrower and Lender otherwise agree in writing, the sums secured by this

Security instrument shall be reduced by the amount of the processal amount of the sums secured immediately before the taking, divided by (b) the fair market, value of the Property infinedifficity before the taking. Any milance shall be paid to florrower. In the event of a nartial taking of the Property in which the fair market value of the Property immediately before the taking is less than the amount of the sums socured immediately before the taking, unless florrower and Lender otherwise agree in writing or unless applicable law otherwise provides, the proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then one.

If the Property is acandonou by Borrower, or it, after notice by Lender to Borrower that the condemnor offers to make an award or settle a claim for damages. Borrower tails 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 I and 2 or change the amount of such payments.

- 11. Borrower Not Released; Forbearance By Lenger Not a Waiver. Extension of the time for payment or monification 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 the Security instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance my Lender in exercising any right or remote shall not be a waiver of or preciude the exercise of any right or remedy.
- 12. Successors and Assign: Pound: Joint and Several Liability; Co-signers. The covenants and agreements of this Security Instrument shall bend and benefit the specessors and assigns of Lender and Borrower, subject to the provisions of paragraph 1". Borrower's covenants and agreement, shall be tount 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 In transmit; the is not personally onligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, torbear or make any accommodations with regard to the terms of this Security Instrum at or the Note without that Borrower's consent.
- 13. 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 loy a charges collected or to be collected in connection with the loan exceed the permitted limits, then: (a) any such loan charge shall be jeduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums aiready collected from Borrower which e iceo led permitted limits will be refunded to Borrower. Lender may choose to make this retund by reducing the principal owed under in 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.
- 14. Notices. Any notice to Borrower provided for in this Security Institution that he given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The putile 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 no ice provided for in this Security Instrument shall be decined to have been given to Borrower or Lender when given as provided in this program.
- 15. Governing Law: Severability. This Security instrument shall be governed by fourth law and the law of the purisdiction in which the Property is located. In the event that any provision or clause of this Security in strainent 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 unthout 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 Solvent hastrument.
- 17. Transfer of the Property or a Beneticial Interest in Borrower. If all or any part of the Property of any interest in it is sold or transferred (or 17 a beneficial interest in Borrower is sold or transferred and Borrower is not a strain person) without Lender's prior written consent. Lender may, at its option, require immediate payment in full of all sums securifully 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 as if no acceleration had 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

19. Sale of Note: Change of Loan Servicer. The Note of a partial interest in the Spite (prefile) with this Security instruments may be wild one or more times without prior notice to Borrower. A sale may result in a change in the entity (known as the "Loan Servicer") that collects monthly payments due unuer the Note and this Security Instrument. There also may be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, itorrower will be given written notice of the change in accordance with paragraph 14 above and applicable faw. The notice will state the name and address of the new Loan Servicer and the address to which payments should be made. The notice will also contain any other information required by applicable law.

20. Hazardous Substances. Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property that is in violation of any Environmental Law. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to

maintenance of the Property.

Borrower shall promptly give Lender written notice of any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge. If Borrower learns, or is notified by any governmental or regulatory authority, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary. Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law.

As used in this paragraph, 20. "Hazardous Substances" are those substances defined as toxic or hazardous substances by Environmental Law and the intio Aug substances: gaseline, kerosene, other thanmable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, marchails containing asbestos or formaldehyde, and radioactive materials. As used in this paragraph 20, "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection.

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

21. Acceleration: Remedies. Lender shall give postice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instruction that not prior to acceleration under paragraph 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 forced 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 21, including, but not writed to, reasonable attorneys' fees and costs of title evidence.

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

23. Waiver of Homestead. Borrower waives all right of homestead exemption in the Proparty.

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24. Riders to this Security instrument.		and shall amend any supplement the
	trument as it the nuents) were a part of this Se	Carry Times and the Control of the C
oxiesi		
Adjustable Rate Rider	C_noominium Rider	1-4 Famuy Rider
Graduated Payment Rider	Planness Unit Development Rider	Brweekly Payment Rider
Balloon Rider	Rate improvement Rider	Second Home Rider
X Otherisi (specify) COVENANT	r #22	
BY SIGNING BELOW, Borrower accepts	and agrees to the terms and covenants contain	ed in this Security Instrument and in
my riderist executed by Borrower and records	ed with it.	
Witnesses:		Seall Seall
	STEPHEN E. REITER Social Security Number	101-44-8343
17/2	Viney E	(Seal)
	MARY E REITER Social Security Number	95-44-3273
	í C	(Scal)
	Social Security Number	Benow
		(Scal)
	Social Security Number _	
STATE OF ILLINOIS.	Co	nunty SS:
1. 1892 (1917) 11 7	A Noter P.	OFFICE OTHER
	TER and MARY E. REITER, HARRIED opersonative known to me to be the same person	# \$ 7 1
subscribed to the foregoing instrument, appea	red before me this day in person, and acknowle their free and voluntary act. for the	edged that they
signed and delivered the said instrument as		. 19 91
Given under my hand and official seal. thu		90
My Commission expires:		11 0
THIS INSTRUMENT WAS PREPARED BY:	·	PAC -
THE NORTHERN TRUST COMPANY		HOTARY PUBLIC
STEBBINS NELSON 50 S. LASALLE STREET, CHICAGO, I	60675	
RECORD AND RETURN TO: (		OFFICIAL SEAL
THE NORTHERN TRUST COMPANY	Service Signature	DANIEL J. KELLY
ATTN.: HOME LOAN CENTER, BCA.	NOT:	COMMISSION
SEL S. LASALLE SINDOLL	C mil :	

ILLINOIS - Single Ferrier - Fannie Massfreddie Mac UMIFORM INSTRUMENT Page 6 of 6 Swang Farms Swapy Co., Inc. (800) 448-8655

Ferm 3014 9/90 UFT #3014 1/51

## We a dolono nucles

## UNOFFICIAL COPY,

MORTGAGE RIDER
FOR COVENANT MEET # 22\_

THIS RIDER IS incorporated into a certain MORTGAGE dated of even date herewith given by the UNDERSIGNED to secure MORTGAGE indebtedness; said MORTGAGE encumbers real property commonly described as:

- 1) PORROWER and LENDER agree that notwithstanding anything contained in COVENANT 21 of the MORTGAGE, LENDER is hereby authorized to charge a reasonable fee for the preparation and delivery of a RELEASE DEED.
- 2) BORROWER and LENDER agree that if the FEDERAL NATIONAL MORTGAGE ASSOCIATION or the FEDERAL HOME LOAN MORTGAGE CORPORATION buy all or some of the LENCER'S rights under the MORTGAGE, this RIDER will no longer have any force or effect.

IN WITNESS WHEREOF, BORROWER has recycled this RIDER.

4 Ste for Et	(SEAL)
STEPHEN E. KELTER	-BORROWER
Mary E Setter	(SEAL)
HARY E. REITER	-BORROWER
一一一	(SEAL)
	-BORROWER
	(SEAL) -BORROWER