MORTGAGE

(Name)

CHICAGO. 60603

(Address)

010057642

PATRICIA KENT, UNMARRIED HAVING NEVER BEEN MARRI (herein "Borrower"), and the Mortgagee, CITIBANK, FEDERAL SAVINGS BANK a cor	rporation organized and existing under
the laws of the United States, whose address is 1 SOUTH DEARBORN CHICAGO, ILLINOIS 60603	(herein "Lender").
WHEREAS. Borrower is indebted to Lender in the principal sum of U.S. \$\(\) indebtedness is evidenced by Borrower's note dated \(\) AUGUST 23, 19 thereof (herein "Note"), providing for monthly installments of principal and interest not sooner paid, due and payable on \(\) SEPTEMBER 1, 2006 ; TO SECURE (o) Inder the repayment of the indebtedness evidenced by the Note, sill other sums, with interest thereon, advanced in accordance herewith to protect the performance of the (ov/ments and agreements of Borrower herein contained, Borrower to Lender the following described property located in the County of \(\) COO	91 and extensions and renewals t, with the balance of indebtedness, if with interest thereon; the payment of the security of this Mortgage; and the ower does hereby mortgage, grant and
of Milinois: UNIT NUMBER 13 IN THE HEATHER OAKS CONDOMINIUM, A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL (EXCEPT THE NORTH 64 FEET 8-5/8 INCHES THEREOF) I SHURTLETT'S SUBDIVISION OF PART OF THE WEST 1/2 O FRUSTEES' SUBDIVISION OF THE EAST 1/2 OF SECTION NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERID IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF COND AS DOCUMENT NUMBER 24542837 TOGETHER WITH ITS UND INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY,	AS DELINEATED ON A ESTATE: LOT 2 IN BLOCK 1 IN OF BLOCK 5 IN CANAL 29, TOWNSHIP 40 ITAN, WHICH SURVEY OMINIUM RECORDED IVIDED PERCENTAGE

91448357

OM (181) 95548 NAI

MORTGAGOR FURTHERMORE EXPRESSLY GRANTS TO THE MORTGAGEE ITS SUCCESSORS AND ASSIGNS AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY REAL ESTATE, SET FORTH IN THE AFOREMENTIONED DECLARATION AND ALL OTHER RIGHTS AND EASEMENTS OF RECORD FOR THE BENEFIT OF SAID PROPERTY. THIS MORTGAGE IS SUBJECT TO ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS, COVENANTS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE COVENANTS PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN. 14-29-217-012-1013

7277-01 RECORDINGS \$16.00 U\$1111 TRAN 2890 08/29/91 15:05:00 which has the address of 2941 NORTH SHEFFIELD, CHICAGO

Illinois 60657 _ (herein "Property Address"); (Zip Code)

TOGETHER with all the improvements now or hereafter erected on the property, and all calements, rights, appurtenences and rents all of which shall be deemed to be and remain a part of the property covered it, this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are hereinafter referred to 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 unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

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

1. PAYMENT OF PRINCIPAL AND INTEREST. Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.

2. FUNDS FOR TAXES AND INSURANCE. Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and planned unit development assessments. If any) which may attain priority over this Mortgage and ground rents on the Property, if any, plus one-twelfth of yearly premium installments for hazard insurance, plus one-twelfth of yearly premium installments for mortgage insurance, if any, all as reasonably estimated initially and from time to time by Lender on the basis of assessments and bills and reasonable estimates thereof. Borrower shall not be obligated to make such payments of Funds to Lender to the extent that Borrower makes such payments to the holder of a prior mortgage or deed of trust if such holder is an institutional lander.

ILLINOIS-HOME IMPROVEMENT-1/80-FNMA/FHLMC UNIFORM INSTRUMENT Page 1 of 4

UNOFFIÇIAL COPY

.ybemer

to BORROWER NOT RELEASED; FORBEARANCE BY LENDER NOT A WAIVER. Extension of the time for payment or an additionally over this Mortgage granted by Lender to any successor in interest of Borrower and Borrower's successors in any manner, the liability of the original Borrower and Borrower's successors in interest cander shall not be required to commence proceedings against such successor or refuse to extend time for payment or otherwise modify amortization of the successor of any demand made by the original Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy original Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy interest, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or

to Lender's interest in the Property.

9. CONDEMMATION.
The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condemnation, are hereby excidenced and shall be paid to Lender, subject to the ferms of any mortgage, deed of trust or other security agreement with

contained in this paregraph 7 shall require Lander to incur any expense or take any action hereunder.

8. INSPECTION.
Lender may make or cause to be made reasonable entries upon and inspections of the Property, provided that Lender shall give Borrower notice prior to any such inspection specifying reasonable cause therefor related

Lander's written agreement or applicable law.

Any amounts disbursed by Lender pursuant to this paragraph 7, with interest thereon, at the Noti shall become additional indebtedness of Borrower secured by this Mortgage. Unless Borrower and Lender agree to uther terms of payable upon notice from Lender to Borrower requesting payment thereof. Mothing

7. PROTECTION OF LENDER'S SECURITY] If Borrower fails to perform the coverents and agreements contained in the Property, then Mortgege, or if any action or proceeding is commenced which materially affects Lender's luterest in the Property, then Lender, a Lender's option, upon notice to Borrower, may make such appearences, disburs' such sums, including reasonable afformays' fees, and take such sction as is necessary to protect Lender's interest. It Lender required mortgage insurance as condition of making the loan secured by this Mortgage, Borrower shall pay the premiunt. Equipment to maintain such insurance in effect until such time as the requirement for such insurance terminates in accordance, with Borrower's and insurance in effect until such time as the requirement for such insurance terminates in accordance, with Borrower's and

DEVELOPMENTS.] Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or detectoration of the Property and shall comply with the provisions of any ideal of this Mortgage is on a unit in a condominium or a planned unit development, Jorrower shall perform all of Borrower's obligations under the declaration or covenants creating or governing the condominium or planned unit development, and the condominations of the condominium or planned unit development, and the condominations of the condominium or planned unit development, and the condominations of the condominium or planned unit development, and the condominations of the condominium or planned unit development, and the condomination of the condominations of the

to the sums secured by this Mortgade.

ioss is not made promptly by Borrower.

If the Property is abandoned by Borrower, or if Borrow r. sits to respond to Lender within 30 days from the date notice is mailed by Lender to Borrower that the insurance carrier of less to settle a claim for insurance brostits, Lender is mailed by Lender to Borrower that the insurance proceeds at Lender a option either to restoration or repair of the Property or

security agreement with a flen which has priority c.e. this Mortgage.
In the event of loss, Borrower shall give prompt nether to the insurance carriler and Lender. Lender may make proof of

require and in such amounts and for such periods as Lender may require.

The insurance carrier providing the includes shall be chosen by Borrower subject to approval by Lender; provided, that such approval shall not be unreasonably withheld. All insurance policies and renewals thereof shall be in a form acceptable to Lender careaptable to Lender and shall include a standard "fortgage clause in tavor of and in a form acceptable to Lender. Lender shall have the right to hold the policies and renewalf thereof, subject to the terms of any mortgage, deed of trust or other shall have the right to hold the policies and renewalf thereof, subject to the terms of any mortgage, deed of trust or other

lessehold payments or ground a fits it any.

5. HAZARD INSURANCE Sort we shall keep the improvements now existing or hereafter erected on the Property INSURANCE Sort were that keep the improvements now existing or hereafter erected on the Property Insured by tire, hazards and within the term "extended coverage", and such other hazards as Lender may

4. PRIOR MORTQA GES AND DEEDS OF TRUST; CHARGES; LIENS.] Borrower shell perform all of Borrower's obligations under any mortgage, 4.e.s. of trust or other security agreement with a lien which has priority over this Mortgage, including Borrower's shall pay or cause to be paid all taxes, essessments and Sorrower's coverants in my attain a priority over this Mortgage, and other charges, fines and impaining attributable to the Property which may attain a priority over this Mortgage, and

2. AppLICATION OF PAYMENTS. Unless applicable law provides otherwise, all payments received by Lender under the Note and paragraph 2 Lender to Interest payable to Lender by Borrower under paragraph 2 Lender to interest payable on the Note, and then to the principal of the Note.

Lender. If under paregraph 17 hereof the Property is sold or the Property is otherwise acquired by Lender, Lender shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the state of application as a great against the sums secured by this Mortgage.

due dates of taxes, assessments, insurance premiums and ground rents, shall exceed the amount required to pay said taxes, assessments, insurance premiums and ground rants as they tall due, such excess shail be, at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly installments of Funds. If the amount of the Funds held by Lander shall not be sufficient to pay taxes, assessments, insurance premiums and ground rents as they fall due, Borrower shall pay to Lender any amount necessary to make up the deficiency in one or more payments as Lender may require.

Upon payment in full of all sums secured by this Mortgage, Lender shall promptly refund to Borrower any Funds held by

security for the zums secured by this Mortgage.
If the amount of the Funds held by Lender, together with the future monthly installments of Funds payable prior to the

If Borrower pays Funds to Lender, the Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a Federal or state agency (including Lender is such an institution). Lender shall apply the Funds to pay said taxes, esseaments, insurance premiums and ground rents. Lender may not charge for so holding and applying the Funds, analyzing said account or verifying and compiling said asseaments and bills, unless Lender pays Borrower and Lender may agree in writing at the Funds and applicable taw permits Lender to make such a charge. Borrower and Lender may agree in writing at the time of execution of this Mortgage that interest on the Funds shoulded to pay Borrower and interest or is made or applicable law requires such interest to be paid, Lender shall not be required to pay Borrower any interest or espiticable law requires to Borrower, without charge, an annual accounting of the Funds showing eredits earnings on the Funds and the purpose for which each debits to the Funds are pladged as additional and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pladged as additional and debits to the Funds are pladged as additional

UNOFFICIAL COPY: 010057642

11. SUCCESSORS AND ASSIGNS BOUND; JOINT AND SEVERAL LIABILITY; CO-SIGNERS. The covenants and agreements herein contained shall bind, and the rights hereunder shall inure to, the respective successors and assigns of Lender and Borrower, subject to the provisions of paragraph 16 hereof. All covenants and agreements of Borrower shall be joint and several. Any Borrower who co-signs this Mortgage, but does not execute the Note, (a) is co-signing this Mortgage only to mortgage, grant and convey that Borrower's interest in the Property to Lender under the terms of this Mortgage, (b) is not personally liable on the Note or under this Mortgage, and (c) agrees that Lender and any other Borrower hereunder may agree to extend, modify, forbear, or make any other accommodations with regard to the terms of this Mortgage or the Note without that Borrower's consent and without releasing that Borrower or modifying this Mortgage as to that Borrower's interest in the Property.

12. NOTICE Except for any notice required under applicable law to be given in another manner, (a) any notice to Borrower provided for in this Mortgage shall be given by delivering it or by mailing such notice by certified mail addressed to Borrower at the Property Address or at such other address as Borrower may designate by notice to Lender as provided herein, and (b) any notice to Lender shall be given by certified mail to Lender's address stated herein or to such other address as Lender may designate by notice to Borrower as provided herein. Any notice provided for in this Mortgage shall

be deemed to have been given to Borrower or Lender when given in the manner designated herein.

13. GOVERNING LAW; SEVERABILITY. The state and local laws applicable to this Mortgage shall be the laws of the jurisdiction in which the Property is located. The foregoing sentence shall not limit the applicability of Federal law to this Mortgage. In the event that any provision or clause of this Mortgage or the Note conflicts with applicable law, such conflict shall not accept other provisions of this Mortgage or the Note which can be given effect without the conflicting provision, and to this and the provisions of this Mortgage and the Note are declared to be severable. As used herein, "costs", "expenses", and effortings' fees" include all sums to the extent not prohibited by applicable law or limited herein.

14. BORROWER'S COPY. Borrower shall be furnished a conformed copy of the Note and of this Mortgage at the time

of execution or after recordation hereof.

15. REHABILITATION LOCAL AGREEMENT. Borrower shall fulfill all of Borrower's obligations under any home rehabilitation, improvement, regain, or other loan agreement which Borrower enters into with Lender. Lender, at Lender's option, may require Borrower to execute and deliver to Lender, in a form acceptable to Lender, an assignment of any rights, claims or defenses which Borrower may have against parties who supply labor, materials or services in connection with improvements made to the Property.

16. TRANSFER OF THE PROPERTY. If Borrower sells or transfers all or any part of the Property or an interest therein, excluding (a) the creation of a lien or encuribrance subordinate to this Mortgage. (b) a transfer by devise, descent, or by operation of law upon the death of a joint tenant, or (c) the grant of any leasehold interest of three years or less not containing an option to purchase, Borrower shall also to be submitted information required by Lender to evaluate the transferse as if a new loan were being made to the transferse. Borrower will continue to be obligated under the Note and

this Mortgage unless Lander releases Borrower in writing.

If Lender, on the basis of any information obtained regarding the transferse, reasonably determines that Lender's security may be impaired, or that there is an unacceptable likelihood of a breach of any covenant or agreement in this Mortgage, or if the required information is not submitted, Leider may declare all of the sums secured by this Mortgage to be immediately due and payable. If Lender exercises such op for to accelerate, Lender shall mall Borrower notice of acceleration in accordance with paragraph 12 hereof. Such notice s'(all) provide a period of not less than 30 days from the date the notice is mailed or delivered within which Borrower may pay the sums declared due. If Borrower fails to pay such sums prior to the expiration of such period, Lender may, without further notice or demand on Borrower, invoke any remedies permitted by paragraph 17 hereof.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and gree as follows:

17. ACCELERATION; REMEDIES. EXCEPT AS PROVIDED IN PARAGRAPH 18 AFREOF, UPON BORROWER'S BREACH OF ANY COVENANT OR AGREEMENT OF BORROWER IN THIS MORTGAGE, INCLUDING THE COVENANTS TO PAY WHEN DUE ANY SUMS SECURED BY THIS MORTGAGE, LENDER PRIOR TO ACCELERATION SHALL GIVE NOTICE TO BORROWER AS PROVIDED IN PARAGRAPH 12 HEREOF SPECIFYING: (1) THE BREACH; (2) THE ACTION FEQUIRED TO CURE SUCH BREACH; (3) A DATE, NOT LESS THAN 10 DAYS FROM THE DATE THE NOTICE IS MAILED TO BORROWER, BY WHICH SUCH BREACH; (3) A DATE, NOT LESS THAN 10 DAYS FROM THE DATE SUCH BREACH ON OR BEFORE THE DATE SPECIFIED IN THE NOTICE MAY RESULT IN ACCELERATION OF THE SUMS SECURED BY THIS MORTGAGE, FORECLOSURE BY JUDICIAL PROCEEDING, AND SALE OF THE PROPERTY. THE NOTICE SHALL FURTHER INFORM BORROWER OF THE RIGHT (C) REINSTATE AFTER ACCELERATION AND THE RIGHT TO ASSERT IN THE FORECLOSURE PROCEEDING THE NONEXISTERIC. OF A DEFAULT OR ANY OTHER DEFENSE OF BORROWER TO ACCELERATION AND FORECLOSURE. IF THE BREACH IS (0) CURED ON OR BEFORE THE DATE SPECIFIED IN THE NOTICE, LENDER, AT LENDER'S OPTION, MAY DECLARE ALL OF THE SUMS SECURED BY THIS MORTGAGE TO BE IMMEDIATELY DUE AND PAYABLE WITHOUT FURTHER DEMAND AND MAY FORECLOSE THIS MORTGAGE BY JUDICIAL PROCEEDING. LENDER SHALL BE ENTITLED TO COLLECT IN SUCH PROCEEDING ALL EXPENSES OF FORECLOSURE, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES AND COSTS OF DOCUMENTARY EVIDENCE, ABSTRACTS AND TITLE REPORTS.

18. BORROWER'S RIGHT TO REINSTATE. Notwithstanding Lender's acceleration of the sums secured by this Mortgage due to Borrower's breach, Borrower shall have the right to have any proceedings begun by Lender to enforce this Mortgage discontinued at any time prior to entry of a judgment enforcing this Mortgage if: (a) Borrower pays Lender all sums which would be then due under this Mortgage and the Note had no acceleration occurred; (b) Borrower cures all breaches of any other covenants or agreements of Borrower contained in this Mortgage; (c) Borrower pays all reasonable expenses incurred by Lender in enforcing the covenants and agreements of Borrower contained in this Mortgage, and in enforcing Lender's remedies as provided in paragraph 17 hereof, including, but not limited to, reasonable attorneys' fees; and (d) Borrower takes such action as Lender may reasonably require to assure that the lien of this Mortgage, Lender's interest in the Property and Borrower's obligation to pay the sums secured by this Mortgage shall continue unimpaired. Upon such payment and cure by Borrower, this Mortgage and the obligations secured hereby shall remain in full force and effect as if no acceleration had occurred.

19. ASSIGNMENT OF RENTS; APPOINTMENT OF RECEIVER. As additional security hereunder, Borrower hereby assigns to Lender the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 17 hereof or abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

1445357

receiver appointed by a court to enter upon, take possession of and manage the Property and to collect the rents of the coats of the coats broparty including those past due. All rents collected by the receiver shall be applied first to payment of the coats's management of the Property and collection of rents, including, but not ilmited to, receiver's fees, premiums on receiver's bonde and reasonable attorneys' fees, and then to the sums secured by this Mortgage. The receiver shall be liable to account only for those rents actually received.

20. RELEASE Upon payment of all sums secured by this Mortgage, Lender shall release this Mortgage without charge to Borrower shall pay all coats of recordation, if any.

21. WAIVER OF HOMESTEAD BORROWER for BORROWER IN The Property.

Upon acceleration under paragraph 17 hereof or abendonment of the Property, Lender shall be entitled to have a

	Salxa
	ITIBANK, PEDERAL SAVINGS BANK
	ECORD AND RETURN TO:
	webned not bevrees A faul sidt woled coags)
DO OF	
· () ₄	· · · · · · · · · · · · · · · · · · ·
	My Commission Expires 2/26/94
	Notery Public, State or Illinois
	JANICE M. PRANKLIN
	"OFFICIAL SEAL"
O _x	
Augus Agrass	
Notavy Public	
in to marke	My Commission expires:
. /	7 -1/
Tevena	Given under my hand and official seal, this SES and one board of the seal of t
erein set forth.	instrument as HELL tree voluntary act, for the usice and purposes the
-	instrument, appeared before me this day in person, and scknowledged th
ganot ant of badinesdua 21	personally known to me to be the same personia y note mame(s)
N MARRIED	PATRICIA KENT, UNMARRIED PAVING NEVER BEE
or said co <i>unty</i> and state, do hereby certify the MADD TEN	bus at alldus westold a large test in the property of
:ss Ajunog	STATE OF ILLINOIS
	T/
	'.0
J~	wwende-
	$\bigcup_{\mathcal{X}_{\alpha}}$
9 2~	DATRICIA KENT , -Bonower
	Tunt Janna
	IN WITHE 32 WHEREOF, Borrower has executed this Mortgage.
inte setjou-	default under the superior encumbrance and of any sale or other forecio
	priority over this Mortgage to give Notice to Lender, at Lender's addre
	To beeb, taggitions are to tolides the most bus taken in the same to the tolides the tolid
A TO THE PERSON OF THE PERSON	
	to book another our to relied out to men to but the seminar of
	yo your careful and you applied only the comments of
10011	
	O SGEEDS ON DEEDS O
SUPERIOR	

UNOFFICIAL COPY

B TS85 MROA

THIS CONDOMINIUM RIDER is made this 23RD day of AUGUST 4 4 1991, 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

CITIBANK, FEDERAL SAVINGS BANK

(the "Lender") of the same date and covering the Property described in the Security Instrument and located at: 2941 NORTH SHEFFIELD, CHICAGO, ILLINOIS 60657

The Property includes a unit in, together with an undivided interest in the common elements of, a condominium project known as:

HEATHER OAKS CONDOMINIUM

(Name of Condominium 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 agreements made in the Security Instrument, Borrower and Lendar Jurther covenant and agree as follows:

- A. CONDOMINIUM OBLIGATIONS. Borrower shall perform all of Borrower's obligations under the Condominium Project's Constituent Focuments. The "Constituent Documents" are the: (i) Deciaration or any other document which creates the Condominium Project; (ii) by-laws; (iii) code of regulations; and (iv) other equivalent documents. Borrower shall promptly pay, when due, (v) dues and assessments imposed pursuant to the Constituent Documents.
- B. HAZARD INSURANCE. So for, as the Owners Association maintains, with a generally accepted insurance carrier, a "master" or "blanket" policy on the Condominium Project 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 hazards 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 Covariant 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.

In the event of a distribution of hazard insurance proceeds in lieu of restoration or repair following a loss to the Property, whether to the unit or to common elements, any process is payable to Borrower are hereby assigned and shall be paid to Lender for application to the sums secured by the Security Instrument, with any excess paid to Borrower.

- C. PUBLIC LIABILITY INSURANCE. Borrower shall take such actions at 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, director consequential, payable to Borrower in connection with any condemnation or other taking of all or any part of the Property whether of the unit or of the common elements, or for any conveyance in lieu of condemnation, are hereby assigned and and the libe paid to Lender. Such proceeds shall be applied by Lender to the sums secured by the Security Instrument as provided in Uniform Covenant 10.
- 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 Condominium Project, 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 condumnation or eminent domain:
 - (ii) any amendment to any provision of the Constituent Documents if the provision is for the express lienatit 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 condominium 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, Barrower acc	epts and agrees to the terms	and provisions contained in this Condominium Rider.
Talriem Deno	(Seal)	(800
PATRICIA KENT	Borrower	Barrows
	(Seal)	(5ee
	Borre wer	Borrowe