- 51252547

TE MERICAGE COMPANY E AMMY TAXL KOAD SUI

BLOOMINGDALE, ILLLINOIS 60108

PREPARED BY:

JODI M. YORK



91048433

(Space Above This Line For Recording Data)

208400060

19

## MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on JANU.

9The mortgagor is GEORGE M. AHN SINGLE, NEVER MARRIED **JANUARY** \$17.25 DEPT-01 RECORDING \$17.1 147777 TRAN 8460 01/31/91 15:14:00 -91-048433 #3188 # 4 COOK COUNTY RECORDER

("Borrower"). This sec trity Instrument is given to

CTX MORTGAGE COMPANY

, and whose address is

which is organized and existing under the laws of P.O. BOX 12000

THE STATE OF NEVADA

("Lender").

DALLAS, TEYAS 75219

Borrower owes Lender the principal sum of SEVENTY SEVEN THOUSAND & 00/100

77,000.00 ). This debt is evidenced by Borrower's note Dollars (U.S. \$ dated the same date as this Security Instrument ('Note'), which provides for monthly payments, with the full debt, if not XXFEBRUARY 1, 1998 This Security Instrument paid earlier, due and payable on secures to Lender: (a) the repayment of the debi evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, vit'l interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrover's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mongage, g ant and convey to Lender the following described property COOK County, Illinois: located in

UNIT NUMBER 549-1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE BROMPTON-PINE GROVE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 24992946, IN SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

C/6/4/59-07-18-13-33

14-21-112-011-1001

which has the address of

549 W. BROMPTON AVE #1E

CHICAGO

(City)

Illinois

60657 [Zip Code]

("Property Address");

91048433

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 unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

ILLINOIS - Single Family - FNMA/FHLMC UNIFORM INSTRUMENT

VMP MORTGAGE FORMS + (313)293 8100 + (800)521 7291

-6F(IL) 18909

Form 3014 12/83 Amended 5/87

# **UNOFFICIAL COPY**

I. The the certify that the foregoing instrument, appeared before me this day in person, and actinity and state, by Commission Expires 9/28/34
$O_{\mathcal{F}}$
(Seal ob Amoritos tor Rolling For Actinos Acti
(las2)
— Bostower
(Seal)
BY SIGNING BELOW, Borrower and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.  (Seal)  (Seal)  -Borrower
CXX Other(s) [specify] BALLOON RIDER
Craduated Payroent Rider
this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument.  [Check applicants box(es)]  Adjustat's Rate Rider  Adjustat's Rate Rider  Condominium Rider
NON-UNIFORM COVENAUTS. Borrower and Lender further covenant and agree as follows:  19. Acceleration: Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach applicable law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default on the other spall specify; (a) the default in the default on the other spall specify; (a) the default in the default on the default of default of default of default def

UNIFORM COVENANTS. No concern Lende Coverant and agree as follows:

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

2. Funds for Taxes and Insurance. Subject to applicable law or to a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") equal to one-twelfth of: (a) yearly taxes and assessments which may attain priority over this Security Instrument; (b) yearly leasehold payments or ground rents on the Property, if any; (c) yearly hazard insurance premiums; and (d) yearly mortgage insurance premiums, if any. These items are called "escrow items." Lender may estimate the Funds due on the basis of current data and reasonable estimates of future escrow items.

The Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a federal or state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay the escrow items. Lender may not charge for holding and applying the Funds, analyzing the account or verifying the escrow items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. A charge assessed by Lender in connection with Borrower's entering into this Security Instrument to pay the cost of an independent tax reporting service shall not be a charge for purposes of the preceding sentence. Borrower and Lender may agree in writing that interest shall be paid on the Funds. Unless an agreement is made or applicable law requires interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the sums secured by this Security Instrument.

If the amount of the Funds held by Lender, together with the future monthly payments of Funds payable prior to the due dates of the escrow items, shall exceed the amount required to pay the escrow items when due, the excess shall be, at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly payments of Funds. If the amount of the Funds held by Lender is not sufficient to pay the escrow items when due, Borrower shall pay to

Lender any amount necessary to make up the deficiency in one or more payments as required by Lender.

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

3. Application of Prym ats. Unless applicable law provides otherwise, all payments received by Lender under paragraphs 1 and 2 shall be applied: first, to late charges due under the Note; second, to prepayment charges due under

the Note; third, to amounts payable under paragraph 2; fourth, to interest due; and last, to principal due.

4. Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may attain priority over this Security Instrument, and leasehold payments or ground rents, if any. Borrower shall pay these obligations in the manner provided in paragraph 2, or if not paid in that manner, Borrower shall pay them on time directly to the person owed payment. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph. If Borrower makes these payments directly, Borrower shall promptly furnish to Lender receipts

evidencing the payments.

Borrower shall promptly discharge any lier, which has priority over this Security Instrument unless Borrower; (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) contests in good faith the lien by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien or forfeiture of any part of the Property; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which may attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Borrower shall satisfy the lien or take one or more of the actions set forth above within 10 days of the giving of notice.

5. Hazard Insurance. Borrower shall keep the improvements row existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage" and any other hazards for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's a proval which shall not be unreasonably

withheld.

All insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgage clause. Lender shall have the right to hold the policies and renewals. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. In the event of loss, Borrower shall give promot notice to the insurance carrier

and Lender. Lender may make proof of loss if not made promptly by Borrower.

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, if the restoration or repair is economically feasible and Lender's security is not lessened. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess said 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 of repair or restore the Property or to pay sums secured by this Security Instrument, whether or not then due. The 30-day period will begin when the notice is given.

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

Instrument immediately prior to the acquisition.

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

and fee title shall not merge unless Lender agrees to the merger in writing.

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

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

requesting payment.

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paragraphs 13 or 17.

as it no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under reinstatement by Borrower, this Security Instrument and the obligations secured hereby shall remain fully effective and Borrower's obligation to pay the sums secured by this Security Instrument shall continue unchanged. Upon 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 acceleration occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note had no in this Security Instrument; or (b) entry of a judgment enforcing this Security Instrument. Those conditions are that as applicable law may specify for reinstatement) before sale of the Property pursuant to any power of sale contained enforcement or this Security Instrument discontinued at any time prior to the earlier of: (a) 5 days (or such other period

18. Borrower's Right to Reinstate. If Borrower meets certain conditions, Borrower shall have the right to have Cender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower. 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, (I Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a

is prohibited by federal law as of the date of this Security Instrument.

full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if exercise a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and dotrower is not 16. Borrower's Copy. Borrower shall be given one conformed copy of the Mote and of this Scartity Instrument. It all or any part of the Property or a Beneficial Interest in Borrower. It all or any part of the Property or a Beneficial Interest in Borrower. It all or any part of the Property or any

and the Mote are declared to be severable

jurisdiction in which the Property is located. In the event that any provision or clause of the Scentity Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Scentity Instrument or the Note which can be given effect without the conflicting provision. To this end the provisions of this Scentity Instrument 15. Coverning Law; Severability. This Security Instrument shall be governed by C.doral law and the law of the

given as provided in this paragraph

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

any provision of the Note or this Security Instrument unenforceable recognise that invoke any temedies permitted by this paragraph 19. If Lender exercises this option, Lender shall take the steps specified in the second paragraph of paragraph 19. If Lender exercises this option, Lender shall take the steps specified in the second paragraph of paragraph 17.

14. Notices, Any notice to Borrower provided for in this Security Instrument shall be given by delivering it was the steps of 13. Legislation Affecting Lender's Rights. It enactment or expiration of applicable laws has the effect of rendering

prepayment without any prepayment charge under the Note. reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund sudices principal, the reduction will be treated as a partial prepayment any prepayment charge under the Note principal, the reduction will be treated as a partial prepayment without any prepayment charge under the Note with the loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to

charges, and that law is finally interpreted so that the torest or other loan charges collected or to be collected in connection 12. Loan Charges, If the loan secured by this Security Instrument is subject to a law which sets maximum loan

that Borrower's consent.

modify, forbest or make any accommodations with regard to the terms of this Security Instrument or the Note without the sums secured by this Security Instruction; and (c) agrees that Lender and any other Borrower may agree to extend, Instrument but does not execute the Not.; (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay Security Instrument shall bind and binefit 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

or Borrower's successors in incress. Any forbearance by Lender in exercising any right or temedy shall not be a waiver of or preclude the exercise of any right or temedy.

11. Successors and Ass'gra Found; Joint and Several Liability; Co-signers. The covenants and agreements of this modify amortization of the Jums secured by this Security Instrument by reason of any demand made by the original Borrower be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise shall not operate to release the liability of the original Borrower or Borrower's successors in interest. Lender shall not 10. Born wer Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Security instrument granted by Lender to any successor in interest of Borrower

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

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.

be paid to Borrower.

before the taking, divided by (b) the fair market value of the Property immediately before the taking. Any balance shall Institute 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 unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the following fraction: (a) the total amount of the proceeds multiplied by the following fraction: (a) the total amount of the proceeds multiplied by the following fraction: (a) the total amount of the proceeds multiplied by the following fraction: (b) the total amount of the proceeds multiplied by the following fraction: (a) the total amount of the proceeds multiplied by the following fraction: (a) the total amount of the proceeds multiplied by the following fraction: (b) the total amount of the proceeds multiplied by the following fraction: (c) the total amount of the proceeds multiplied by the following fraction: (a) the total amount of the proceeds multiplied by the following fraction: (b) the total amount of the proceeds multiplied by the following fraction: (c) the total amount of the proceeds multiplied by the following fraction:

assigned and shall be paid to Lender.

any condemnation or other taking of any part of the Property, or for conveyance in lieu of condemnation, are hereby Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with give Borrower notice at the time of or prior to an inspection specifying reasonable cause for the inspection.

8. Inspection. Lender or its agent may make reasonable entries upon and inspections of the Property. Lender shall

shall pay the premiums required to maintain the insurance in effect until such time as the requirement for the insurance terminates in accordance with Borrower's and Lender's written agreement or applicable law.

Seminates in accordance with Borrower's and Lender's written agreement or applicable law.



. 19 91 day of THIS CONDOMINIUM RIDER is made this THIS CONDOMINIUM RIDER is made this  $25\,\mathrm{lin}$  day of  $J_{ANUARY}$  ,  $19\,\mathrm{hg}$  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

CIN MORIGAGE COMPANY

(the "Lender")

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

515 W. PROMPTON AVE #1E, CHICAGO, II. 60657

(Property Address)

The Property includes a unit in, together with an undivided interest in the common elements of, a condominium project known BROMPION PINE CROVE 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.

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

- A. Condominium Obligations. Borrower shall perform all of Borrower's obligations under the Condominium Project's Constituent Document: "Constituent Documents" are the: (i) Declaration 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, all dues and assessments imposed pursuant to the Constituent Documents.
- B. Hazard Insurance. So long as the Owners Association maintains, with a generally accepted insurance carrier, a "master" or "blanker" policy of 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 ir surence on the Property; and
- (ii) Borrower's obligation under Uniform Covenant 5 to maintain hazard insurance coverage on the Property is deemed satisfied to the extent that the require (c) verage 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 proceeds 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 begions as may be reasonable to insure that the Owners Association maintains a public liability insurance policy acceptable in form, a nount, and extent of coverage to Lender.
- D. Condemnation. The proceeds of any award or claim fo damages, direct or consequential, payable to Borrower in connection with any condemnation or other taking of all or any part of he Property, whether of the unit or of the common elements, or for any conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender. Such proceeds shall be applied by Lender to the sums secured by the Security Instrumen 2.3 provided in Uniform Covenant 9.
- E. Lender's Prior Consent. Borrower shall not, except after notice to Leruei 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 taking by condemnation or eminent domain:
- (ii) any amendment to any provision of the Constituent Documents if the provision is for the express benefit of Lender:
  - (iii) termination of professional management and assumption of self-management of the Owners Association;
- OI (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, Borrower accepts and agrees to the terms and provisions contained in this Condominium Rider.

More 1177. als	.a. n
GEORGE M. AHN	-Borrower
	(Seal)
	(Seal)
	-Borrower
	-Borrower

(Sign Original Only)

# **UNOFFICIAL COPY**

Property or Coot County Clerk's Office

Cherseis

## **UNOFFICIAL COPY**

### BALLOON RIDER (CONDITIONAL RIGHT TO REFINANCE)

THIS BALLOON RIDER is made this

25TH

JANUARY day of

91

, 19 and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Deed to Secure Debt (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure the Borrower's Note to CTX MORTGAGE COMPANY

(the "Lender")

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

549 W. BROMPTON AVE #1E, CHICAGO, ILLINOIS 60657

[Property Address]

The interest rate stated on the Note is called the "Note Rate." The date of the Note is called the "Note Date." I understand the Lender may transfer the Note, Security Instrument and this Rider. The Lender or anyone who takes the Note, the Security Instrument and this Rider by transfer and who is entitled to receive payments under the Note is called the "Note Holder."

ADDITIONAL COVENANTS. In addition to the covenants and agreements in the Security Instrument, Borrower and Lender further covenant and agree as follows (despite anything to the contrary contained in the Security Instrument or the Note):

### 1. CONDITIONAL MIGHT TO REFINANCE

At the maturity dat: 9) the Note and Security Instrument (the "Maturity Date"), I will be able to obtain a new loan ("New ") with a new Maturity Date of FEBRUARY, 1 , 20 21, and with an interest rate equal to the Loan") with a new Maturity Date of "New Note Rate" determined in accordance with Section 3 below if all the conditions provided in Sections 2 and 5 below are met (the "Conditional Refinancing Cotion"). If those conditions are not met, I understand that the Note Holder is under no obligation to refinance or modify the Note, or 10 extend the Maturity Date, and that I will have to repay the Note from my own resources or find a lender willing to lend me he money to repay the Note.

2. CONDITIONS TO OPTION

If I want to exercise the Conditional I efinencing Option at maturity, certain conditions must be met as of the Maturity Date. These conditions are: (1) I must still be the owner and occupant of the property subject to the Security Instrument (the "Property"); (2) I must be current in my monthly payments and carnot have been more than 30 days late on any of the 12 scheduled monthly payments immediately preceding the Maturity Date; (3) no ura against the Property (except for taxes and special assessments not yet due and payable) other than that of the Security Instrument my exist; (4) the New Note Rate cannot be more than 5 percentage points above the Note Rate; and (5) I must make a written request (1) the Note Holder as provided in Section 5 below.

3. CALCULATING THE NEW NOTE RATE

The New Note Rate will be a fixed rate of interest equal to the Federal National Mortgage Association's required net yield for 30-year fixed rate mortgages subject to a 60-day mandatory delive y commitment, plus one-half of one percentage point (0.5%), rounded to the nearest one-eighth of one percentage point (0.125%) (the Note Rate!). The required net yield shall be the applicable net yield in effect on the date and time of day that the Note Holder receives notice of my election to exercise the Conditional Refinancing Option. If this required net yield is not available, the Note Holder will sete mine the New Note Rate by using comparable information.

4. CALCULATING THE NEW PAYMENT AMOUNT
Provided the New Note Rate as calculated in Section 3 above is not scatter than 5 percentage points above the Note Rate and all other conditions required in Section 2 above are satisfied, the Note Holder will decermine the amount of the monthly payment that will be sufficient to repay in full (a) the unpaid principal, plus (b) accrued but ut paid interest, plus (c) all other sums I will owe under the Note and Security Instrument on the Maturity Date (assuming my monthly payments then are current, as required under Section 2 above), over the term of the New Note at the New Note Rate in equal monthly payments. The result of this calculation will be the amount of my new principal and interest payment every month until the New Note is fully paid.

5. EXERCISING THE CONDITIONAL REFINANCING OPTION

The Note Holder will notify me at least 60 calendar days in advance of the Maturity Date and advise me of the principal, accrued but unpaid interest, and all other sums I am expected to owe on the Maturity Date. The Note Holder also will advise me that I may exercise the Conditional Refinancing Option if the conditions in Section 2 above are met. The Note Holder will provide my payment record information, together with the name, title and address of the person representing the Note I olde that I must notify in order to exercise the Conditional Refinancing Option. If I meet the conditions of Section 2 above, I may exercise the Conditional Refinancing Option by notifying the Note Holder no later than 45 calendar days prior to the Maturity Date. The Note Holder will calculate the fixed New Note Rate based upon the Federal National Mortgage Association's applicable published require; ray yield in effect on the date and time of day notification is received by the Note Holder and as calculated in Section 3 above. I will then have 30 calendar days to provide the Note Holder with acceptable proof of my required ownership, occupancy and property lien statut. It fore the Maturity Date the Note Holder will advise me of the new interest rate (the New Note Rate), new monthly payment amount and a date, time and place at which I must appear to sign any documents required to complete the required refinancing. I understand the Note Holder will charge me a \$250 processing fee and the costs associated with updating the title insurance policy, if any

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Balloon Rider.

GEORGE M AHN (Seal) -Borrower	(Seal) -Borrower
(Seal) -Borrower	(Seal) -Borrower [Sign Original Only]

MULTISTATE BALLOON RIDER—Single Family—Female Mae Uniform Instrument

Form 3180 12/89

(page | of | page)