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MORTGAGE

	MORTGAG	E mar 20	1001	
THIS MORTO AGE ("Security Ins		JUNE 20		*********
19 The mortgag 's FELICIAL FEDE	("Borrower"). This Secu	rity Instrument is g	given to	and existing
under the laws of THE UNITED STATE	S. OF AMERICA	and whose address	is	mar existing
Borrower owes Lender the principal sum Doll	CHICAGO THOUSAND &	QQ/100		"Lender").
Doll	lus (J.S. \$ 50,000	•00.). This debt i	is evidenced by Borr	ower's note
dated the same date as this Security Instruc	ueni (5) jiyie"), which provi	ides for monthly pa	lyments, with the turi	dent, it has
paid earlier, due and payable onsecures to Lender: (a) the repayment of the	ie debt explanced by the N	ote, with interest,	and all renewals, ext	ensions and
modifications of the Note; (b) the payment o	fall other sums, with interes	st, advanced under p	paragraph 7 to protect	the security
of this Security Instrument; and (c) the perfe	ormance of Borrower's cove	enants and agreemen	nts under this Security	/ Instrument
and the Note. For this purpose, Borrower derty located in				
UNIT 308 TOGETHER WITH ITS	S UNDIVIDED PERCENT	AGE INTEREST	IN THE	,
COMMON ELEMENTS IN IRVING	PARK TERRACE CONDU	MINIUM AS DEL	INEATED	
AND DEFINED IN THE DECLAR	ATION RECORDED AS D	CLOMENT NO. 8	5333516 Ur n notheton	
SECTION 24, TOWNSHIP 40 N MERIDIAN, IN COOK COUNTY,		I OF THE SHEET	U FRINCIPAL	
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Permanent Tax Index No: 12-2	4-100-111-1030		Ox	
7707 W Ir	ving Park Unit 308	Chic	ago	
which has the address of60634	[Street]	·····	[City]	· • · · · · · · · · · · · · · · · · · ·
Illinois (**	Property Address");			

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and 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—Fennie Mee/Freddle Mac UNIFORM INSTRUMENT

Form 3014 \$190 (page 1 of 6 pages)

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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 lieu of condemnation, are hereby assigned

and shall be paid to Lender.

In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. In the event of a partial taking of the Property 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 proceeds multiplied by the following fraction:

(a) the total amount of the sums secured immediately before the taking, divided by (b) the fair market value of the Property immediately before the taking is less than the amount of the sums secured immediately before the taking, unless Borrower and Lender otherwise agree in writing or unless applicable law otherwise provides, the proceed's shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemnor offers to make an award or settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the proceeds, at its option, either to restoration or repair of the Property

or to the sums secured by this Security Instrument, whether or not then due.

Unless Lender and Porrover 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 such payments.

11. Borrower 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 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 this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or minedy.

12. Successors and Assigns Bound; Joint and Several Liability; Co-signers. The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 17. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without that Borrower's consent.

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 loan charges collected or to be collected in connection with the loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted 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 over under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge under the Note.

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

in this paragraph.

15. Governing Law: Severability. This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note are declared to be severable.

16. Borrower's Copy. Borrower shall be given one conformed copy of the Note and of this Security Instrument.

17. Transfer of the Property or a Beneficial Interest in Borrower. If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural

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308 Chicago	7707 W Irving Park Unit
	Permanent Tax Index No: 12-24-100-111-1030
362676 : 4	
	MERIDIAN, IN COOK COUNTY, ILLINOIS.
	SECTION 24, TOWNSHIP 40 NORTH, RANGE 12,
	AND DEFINED IN THE DECLARATION RECORDED
ON)OMINIUM AS DELINEATED	COMMON ELEMENTS IN IRVING PARK TERRACE C
CENTAGE INTEDEST IN THE	gag dagividum ati utin gartagot oog timi
provides for monthly payments, with the full debt, if not	dated the same date as this Security Included (CSDS), which paid earlier, due and payable on secures to Lender: (a) the repayment of the deb' evidenced by modifications of the Note; (b) the payment of all offer sums, with it if it is Security Instrument; and (c) the performance of Portower and the Note. For this purpose, Borrower does hereby more and the Note.
000,000. This debt is evidenced by Borrower's note	Borrower owes Lender the principal same remoral some locations of a partial of the same of
	Borrower owes Lender the principal sum of LETY THOUSAN
Security Instrument is given to	id ("Bottowet") P.DELITY EEDERAL SATINGS BAI MIDDEL THE LIND LET LES LEST SALES OF THE LEST SALES OF THE LIND LEST OF THE LIND LIND LEST OF THE LIND LIND LEST OF THE LIND LEST
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ILLINOIS---Single Family--Fanile Mac/Freddle Mac UNIFORM INSTRUMENT

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which has the address of sold forms (Succe)

variations by jurisdiction to constitute a uniform security instrument covering real property.

Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

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THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and conveyed 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.

TOGETHER WITH all the improvements now or hereafter erected on the property, and all casements, appurhenances, and fixures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security and fixures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security

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person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Security Instrument.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke

any 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 as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under paragraph 17.

19. Sale of Note; Change of Loan Servicer. The Note or a partial interest in the Note (together with this Security Instrument) may be sold 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 under the Note and this Security Instrument. There also may be one of more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrowe, will be given written notice of the change in accordance with paragraph 14 above and applicable law. 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 co tain 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 the Property.

to normal residential uses and o naintenance of the Property.

Borrower shall promptly the Lender written notice of any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agracy or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower as 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 rem dial actions in accordance with Environmental Law.

As used in this paragraph 20, "Hazar lous Substances" are those substances defined as toxic or hazardous substances by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this paragraph 20, "Environmental Law" many ederal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection.

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

21. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under paragraph 17 unless applicable law provides otherwise). The notice shall appears (by 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 late specified in the notice may result in acceleration of the sums secured by this Security Instrument, foreclosure by judicity 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 proceeding and sale of the foreclosure. If the default is not cured on or before the date specified in the notice, Lender at its opt on may require immediate payment in full of all sums secured 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 limited to, reasonable attorneys' fees and exists of title evidence.

22. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security

Instrument without charge to Borrower. Borrower shall pay any recordation costs.

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

Form 5314 (a30 (page 5 of 6 pages)

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Notary Public	017	UT T P 311ABV }
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bnems lland and shared incorporated	s and agreements of each such rider shall be	with this Security or comment, the coverant
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UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

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

2. Funds for Taxes and Insurance. Subject to applicable law or to a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") 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 hazard 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 current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with applicable law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, in Lender is such an institution) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Eacrow 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 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 all sums secured by this Security Instrument.

If the Funds held by Lender exceed the amounts of mitted 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 shall 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 estrument, Lender shall promptly refund to Borrower any Funds held by Lender. If, under paragraph 21, Lender shall acquire excell the Property, Lender, 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 credit against the sums secured by this Security Instrument.

- 3. Application of Payments. Unless applicable law provides otherwice, all payments received by Lender under paragraphs 1 and 2 shall be applied: first, to any prepayment charges due under the Nive: second, to amounts 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, fines and impositions attributable to the Property which may attain priority over this Security Instrument, and leasehold payments or goound rents, if any. Borrower shall pay these obligations in the manner provided in paragraph 2, or if not paid in that manner. Borrower shall pay them on time directly to the person owed payment. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph. If Borrower makes these payments directly, Borrower shall promptly furnish to Lender receipts evidencing the payments.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Porrower: (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 (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 fire, 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.

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and Lender or applicable law.

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

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

this paragraph 7, Lender does not have to do so.

paying reasonable attorneys' lees and entering on the Property to make repairs. Although Lender may take action under actions may include paying any sums secuted by a lien which has priority over mis Secutity Instrument, appearing in court, may do and pay for whatever is necessary to protect the value of the Property and Lander's rights in the Property. Lender's (such as a proceeding in bankruptcy, probate, for condemnation or forfeitule of to enforce laws or regulations), then Lender contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property

7. Protection of Lender's Rights in the Property. If Borrow at fails to perform the covenants and agreements

merger in writing.

If Borrower acquires fee title to the Property, the leasehold and th; fee title shall not merge unless Lender agrees to the a principal residence. If this Security Instrument is on a lease rold Borrower shall comply with all the provisions of the lease. evidenced by the Note, including, but not limited to, representations concerning Borrower's occupancy of the Property as 🐼 information or statements to Lender (or failed to provide tender with any material information) in connection with the loan 🖎 interest. Borrower shall also be in default if Borrower, during the loan application process, gave materially false or inaccurate 🖎 interest in the Property or other material impairment of the lien created by this Security Instrument or Lender's security proceeding to be dismissed with a ruling that, in Lender's good faith determination, precludes forfeiture of the Borrower's pa security interest. Borrower may cure such a default and reinstate, as provided in paragraph 18, by causing the action or 🔾 could result in forfeiture of the Property of otherwise materially impair the lien created by this Security Instrument or Lender's [2] be in default if any forfeiture action of the confiner, whether civil or criminal, is begun that in Lender's good faith judgment. destroy, damage or impair the Property, allow the Property to deteriorate, or commit waste on the Property. Borrower shall unreasonably withheld, or unless extenuating circumstances exist which are beyond Borrower's control. Borrower shall not for at least one year after the date of occupancy, unless Lender otherwise agrees in writing, which consent shall not be after the execution of the decurity Instrument and shall continue to occupy the Property as Borrower's principal residence Leaseholds. Borrow a shall occupy, establish, and use the Property as Borrower's principal residence within sixty days

6. Occupency, Preservation, Maintenance and Protection of the Property; Borrower's Loan Application; Instrument immediately prior to the acquisition.

from damage to the Property prior to the acquisition shall pass to Lender to the extent of the sums secured by this Security. If under paragraph 21 the Property is acquired by Lender, Borrower's right to any insurance policies and proceeds resulting or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of the payments. Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend:

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or to pay sums secured by this Security Instrument, whether or not then due. The 30-day period will begin when the notice settle a claim, then Lender may collect the insurance proceeds. Lender may use the proceeds to repair or restore the Property abandons the Property, or does not answer within 30 days a notice from Lender that the insurance carrier has offered to applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. If Borrower restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be of the Property damaged, if the restoration or repair is economically feasible and Lender's security is not lessened. If the

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair Lender: Lender may make proof of loss if not made promptly by Borrower:

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

All insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgage clause. Lender shall have the right to hold the policies and renewals. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, if the restoration or repair is economically feasible and Lender's security is not lessened. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. If Borrower abandons the Property, or does not answer within 30 days a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may collect the insurance proceeds. Lender may use the proceeds to repair or restore the Property or to pay sums secured by this Security Instrument, whether or not then due. The 30-day period will begin when the notice is given.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extendor postpone the thre that of the monthly payments referred to in paragraphs 1 and 2 or change the amount of the payments. If under paragraph 2) 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. Occupancy, reservation, Maintenance and Protection of the Property; Borrower's Loan Application; Leaseholds. Borrower shall accepy, 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 Lender otherwise agrees in writing, which consent shall not be unreasonably withheld, or unless externaling circumstances exist which are beyond Borrower's control. Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate, or commit waste on the Property. Borrower shall be in default if any forfeiture action or proceeding, whether civil or criminal, is begun that in Lender's good faith judgment 😂 could result in forfeiture of the Property or otherwise materially impair the lien created by this Security Instrument or Lender's 1.3 security interest. Borrower may cure such a detail, and reinstate, as provided in paragraph 18, by causing the action or 😂 proceeding to be dismissed with a ruling that, in Lenor 's good faith determination, precludes forfeiture of the Borrower's page interest in the Property or other material impairment of the lien created by this Security Instrument or Lender's security (4) interest. Borrower shall also be in default if Borrower, during the loan application process, gave materially false or inaccurate 😂 information or statements to Lender (or failed to provide Lender vith 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 22 a principal residence. If this Security Instrument is on a leasehold, Borloyer shall comply with all the provisions of the lease. If Borrower acquires fee title to the Property, the 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 falls to perform the covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significately affect Lender's rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture or to (afferce 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 Secur ty 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 Barnwer 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 cost to Borrower of the mortgage insurance previously in effect, from an alternate mortgage insurer approved by Lender. If substantially equivalent mortgage insurance coverage is not available, Borrower shall pay to Lender each month a sum equal to one-twelfth 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.

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may, at Lender's option, obtain coverage to proveer Lender's rights in the Property in accordance with paragraph 7. Lender's approval which shall not be unreasonably withheld. If Borrower fails to maintain coverage described above, Lender for the periods that Lender requires. The insurance carrier providing the insurance shall be chosen by Borrower subject to including fleods or flooding, for which Lender requires insurance. This insurance shall be maintained in the amounts and the Property insured against loss by fire, hazards included within the term "extended coverage" and any other hazards,

5. Hazard or Property Insurance. Borrower shall keep the improvements now existing or hereafter erected on satisfy the lien or take one or more of the actions set forth above within 10 days of the giving of notice.

may attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Borrower shall dinating the tien to this Security Instrument. If Lender determines that any part of the Property is subject to a fien which prevent the enforcement of the lien; or (c) secures from the holder of the lien an agreement satisfactory to Lender suborfaith the lien by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to agrees in writing to the payment of the obligation secured by the fien in a manner acceptable to Lender; (c) "ontests in good

Borrower shall promptly discharge any lien which has priority over this Security Instrument videss Borrower: (a)

the payments.

under this paragraph. If Borrower makes these payments directly, Borrower shall promptly turnish to Lynder receipts evidencing on time directly to the person owed payment, Borrower shall promptly furnish to Lender all no ices of amounts to be paid shall pay these obligations in the manner provided in paragraph 2, or if not paid in that harher, Borrower shall pay them Property which may attain priority over this Security Instrument, and leaschold payments or ground rents, if any. Borrower 4. Chargest Liens. Borrower shall pay all taxes, assessments, chargest, incs and impositions attributable to the

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

paragraphs i and 2 shall be applied: first, to any prepayment charges due under the Mote; second, to amounts payable under 3. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under

secured by this Security Instrument.

or sale of the Property, shall apply any Funds held by Lender at the time of acquisition or sale as a credit against the sums any Funds held by Lender, If, under paragraph 21, Lender shall acquire or sell the Property, Lender, prior to the acquisition

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower

no more than twelve monthly payments, at Lender's sole discrition.

Borrower shall pay to Lender the amount necessary to make up the deficiency. Borrower shall make up the deficiency in any time is not sufficient to pay the Escrow lieurs when doe, Lender may so notify Borrower in writing, and, in such case for the excess Funds in accordance with the requirements of applicable law. If the amount of the Funds held by Lender at If the Funds held by Lender exceed the amounts permitted to be held by applicable law, Lender shall account to Borrower

for which each debit to the Funds was mate. Inc Funds are pledged as additional security for all sums secured by this Security give to Borrower, without charge, an annual accounting of the Funds, showing credits and debits to the Funds and the purpose on the Funds. Borrower and Lender (19) agree in writing, however, that interest shall be paid on the Funds. Lender shall is made or applicable law requires in receives to be paid, Lender shall not be required to pay Borrower any interest or earnings tax reporting service used by Lende, in connection with this loan, unless applicable law provides otherwise. Unless an agreement to make such a charge. However, Lender may require Borrower to pay a one-time charge for an independent real estate account, or verifying the Electow Items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender pay the Escrow feem, Lender may not charge Borrower for holding and applying the Funds, annually analyzing the escrow (including Lender, if Lender is such an institution) or in any Federal Home Loan Bank. Lender shall apply the Funds to

The Furds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity reasonable estraleres of expenditures of future Escrow tiems or otherwise in accordance with applicable law.

amount not to exceed the lesser amount. Lender may estimate the amount of Funds due on the basis of current data and another law that applies to the Funds sets a lesser amount. If so, Lender may, at any time, collect and hold Funds in an Estate Settlement Procedures Act of 1974 as amended from time to time, 12 U.S.C. § 2601 et seq. ("RESPA"), unless amount a lender for a federally related mortgage loan may require for Borrower's escrow account under the federal Real items are called "Escrow frems." Lender may, at any time, collect and hold Funds in an amount not to exceed the maximum to Lender, in accordance with the provisions of paragraph 8, in lieu of the payment of mortgage insurance premiums. These flood insurance premiums, if any; (e) yearly mortgage insurance premiums, if any; and (f) any sums payable by Borrower leaschold payments or ground rents on the Property, if any; (c) yearly hazard or property insurance premiums; (d) yearly (a) yearly taxes and assessments which may attain priority over this Security Instrument as a lien on the Property; (b) yearly pay to Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") for:

 Funds for Taxes and Insurance. Subject to applicable law or to a written waiver by Lender, Borrower shall. the principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note. 1. Payment of Principal and interest; Prepayment and Late Charges. Borrower shall promptly pay when due

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

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THIS CONDOMINIUM RIDER is made this
of the same date and covering the Property described in the Security Instrument and located at:770.7. W. Irving . Park . Unit. 308. Chicago . Illinois. 60634.
The Property includes a unit in, together with an undivided interest in the common elements of, a condominium project
known as: Irving Park Terrace 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.
CONDOMINEM COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower
and Lender further covenant and agree as follows: A. Condominum Obligations. Borrower shall perform all of Borrower's obligations under the Condominium Project's Constituent Documents. The "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 due, 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 "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 Unnorm Covenant 5 to maintain hazard insurance coverage on the Property
is deemed satisfied to the extent that the required coverage is provided by the Owners Association policy. Borrower shall give Lender prompt notice of any large 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 actions as may be reasonable to insure that the Owners Association maintains a public liability insurance policy acceptable in firm, amount, and extent of coverage to Lender. D. Condemnation. The proceeds of any award or claim for damages, direct or consequential, payable to Borrower
in connection with any condemnation or other taking of all or any part of the Property, whether of the unit or of the common elements, or for any conveyance in lieu of condemnation, are hereby assigned and rhell be 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 talking 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;
OF
 (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. X Jelocomonium Rider. (Seal) Borrower
(Seal) -Borrower