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RECEIVED AND RETURN TO  
SEARS MORTGAGE CORPORATION  
300 KNIGHTSBRIDGE PARKWAY  
SUITE 350  
LINCOLNSHIRE, IL 60069

COOK COUNTY, ILLINOIS

JUN 14 1991

1991 MAY -2 PM 2:02

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BOX 333

THIS MORTGAGE IS BEING RE-RECORDED TO ADD CONDO RIDER  
[Space Above This Line For Recording Data]

MORTGAGE

LENDER'S # 59-58-60399

~~\$18.00~~

THIS MORTGAGE ("Security Instrument") is given on  
The Mortgagor is DOUGAL M. CASEY, AN UNMARRIED MAN never been married

APRIL 29, 19 91

\$19

("Borrower"). This Security Instrument is given to

SEARS MORTGAGE CORPORATION  
which is organized and existing under the laws of THE STATE OF OHIO  
address is 2500 LAKE COOK ROAD, RIVERWOODS, ILLINOIS 60015

and whose

("Lender"). Borrower owes Lender the principal sum of

TWO HUNDRED SEVENTY-FOUR THOUSAND FIVE HUNDRED DOLLARS AND ZERO CENTS

Dollars (U.S. \$ 274,500.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on

MAY 1, 2001

This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender the following described property located in

COOK

County, Illinois:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

COOK COUNTY, ILLINOIS

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which has the address of 1846 N. SEDGWICK UNIT B, CHICAGO  
Illinois 60614-5356 (ZIP Code), ("Property Address");

(Street, City)

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 seized 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.

REC'D 144617  
6H7304613 2 all DB

UNOFFICIAL 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") equal to one-twelfth of: (a) yearly taxes and assessments which may be levied on the Property; (b) yearly leasehold payments or ground rents on the Property; (c) yearly hazard insurance premiums; and (d) yearly mortgage insurance premiums, if any. "Funds" shall be held in an institution the deposits or accounts of which are insured or guaranteed by a federal or state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay the escrow items, unless Lender may not charge 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.
3. Application of Payments. 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; Lien. Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may be levied on the Property, including the Property, 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 over to whom payment is made. Borrower shall promptly furnish to Lender receipts evidencing the payments.
5. Hazard 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 for which Lender requires insurance. This insurance shall be maintained in the amount 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.
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, 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 attorney's 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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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 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.

8. Inspection. Lender or its agent may make reasonable entries upon and inspections of the Property. Lender shall give Borrower notice at the time of or prior to an inspection specifying reasonable cause for the inspection.

9. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender.

In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. In the event of a partial taking of the Property, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the taking, divided by (b) the fair market value of the Property immediately before the taking. Any balance shall be paid to Borrower.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemnor offers to make an award or settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the proceeds, at its option, either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due.

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

10. Borrower Not Released; Forbearance By Lender. Not a Waiver. Extension of the time for payment or modification of authorization 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 authorization 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 or preclude the exercise of any right or remedy.

11. 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 the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without that Borrower's consent.

12. Loan Charges. If the loan secured by 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 necessarily to reduce the charge to the permitted limits; 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 reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge under the Note.

13. Legislation Affecting Lender's Rights. If enactment or expiration of applicable laws has the effect of rendering any provision of the Note or this Security Instrument unenforceable according to its terms, Lender, at its option, may require immediate payment in full of all sums secured by this Security Instrument and may invoke any remedies permitted by paragraph 19. If Lender exercises this option, Lender shall take the steps specified in the second paragraph of paragraph 17.

14. Notices. Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender 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 and the Note which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note are declared to be severable.

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

17. Transfer of the Property or a Beneficial Interest in Borrower. If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Security Instrument.

18. Borrower's Right to Reinstatement. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earlier of: (a) 5 days (or such other period as applicable law may specify for reinstatement) before sale of the Property pursuant to any power of sale contained in this Security Instrument; or (b) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note had no acceleration occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees; and (d) takes such action as Lender may reasonably require to assure that the lien of this Security Instrument, Lender's rights in the Property and Borrower's obligation to pay the sums secured by this Security Instrument shall continue unchanged. Upon reinstatement by Borrower, this Security Instrument and the obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstatement shall not apply in the case of acceleration under paragraphs 13 or 17.

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FD-502 (Rev. 10-20-2011)

Page 2 of 4

MAK1 PEET  
LITCHFIELD, IL 60069

This instrument was prepared by:

OFFICIAL SEAL  
Cheryl Ann Nalley  
Notary Public, State of Illinois  
My Commission Expires 9/3/11

Notary Public  
Cheryl Ann Nalley  
My Commission Expires 9/3/11  
1999

My Commission expires:

subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth. Given under my hand and official seal, this 3rd day of April, 1999.

I, Cheryl Ann Nalley, a Notary Public in and for said county and state do hereby certify that Douglas M. Casey

STATE OF ILLINOIS,

County ss:

(Space Below This Line For Acknowledgment)

(Seal) Borrower  
(Seal) Borrower  
(Seal) Borrower  
DOUGLAS M. CASEY  
Douglas M. Casey

Witnesses:

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

Adjustable Rate Rider  
 Graduated Payment Rider

Condominium Rider  
 1-4 Family Rider  
 Planned Unit Development Rider  
 Other(s) [specify] 10 year Balloon Rider

Instrument. [Check applicable boxes.]

NON-UNITFORM COVENANTS. Borrower and Lender further covenant and agree as follows:  
19. Acceleration; Remedies. Lender shall give notice to acceleration prior to acceleration following Borrower's breach of or agreement in this Security Instrument (but not prior to acceleration by judicial proceeding and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums 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 19, including, but not limited to, reasonable attorneys' fees and costs of title evidence.  
20. Lender in Possession. Upon acceleration under paragraph 19 or abandonment of the Property and at any time prior to the expiration of any period of redemption following judicial sale, Lender (in person, by agent or by judicially appointed receiver) shall be entitled to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. Any rents collected by Lender or the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorneys' fees, and then to the sums secured by this Security Instrument.  
21. 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.  
22. Waiver of Homestead. Borrower waives all right of homestead exemption in the Property.  
23. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with 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 as if the riders) were a part of this Security Instrument. [Check applicable boxes.]

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PARCEL 1: 9 1 2 3 4 7 4 9

UNIT B, IN 1846 NORTH SEDGWICK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE

FOLLOWING DESCRIBED REAL ESTATE:

LOTS 5, 6 AND THE NORTH 1/2 OF LOT 7 IN HAMBLETON'S SUBDIVISION OF BLOCK 43 IN  
CANAL TRUSTEES SUBDIVISION OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF  
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS  
ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT  
NUMBER 26015664 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON  
ELEMENTS.

PARCEL 2

THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE UNIT B AND DECK B, LIMITED  
COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION  
AFORESAID RECORDED AS DOCUMENT 26015664.

PLN 14-33-311-051-1003





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Version 1.2 (M)

The Initial Modified Note Rate will be equal to the weekly average yield on United States Treasury Securities adjusted to a constant maturity of one year as published in the Federal Reserve Board's publication 11R, 15, 75 days prior to the Maturity Date, plus two and three-quarter percent (2.75%), rounded to the nearest one-eighth of one percentage point (0.125%). If the weekly average yield on United States Treasury

3. CALCULATING THE INITIAL MODIFIED NOTE RATE:

If I want to exercise the Conditional Modification and Extension Option at maturity, certain conditions must be met as of the Maturity Date. These conditions are: (1) I must will 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 CANNOT have been more than 30 days late on any of the 12 scheduled payments immediately preceding the Maturity Date; (3) no lien, other than the Security Instrument, may exist against the Property (except for taxes and special assessments not yet due and payable); (4) the Initial Modified Note Rate, as defined and calculated in Section 3 below, cannot be more than six percent (6%) above the Note Rate; (5) I must make a written request to the Note Holder as provided in Section 5 below; (6) I must pay to the Note Holder a non-refundable extension processing fee equal to one-quarter of one percentage point (0.25%) of the outstanding principal balance as of the Maturity Date, unless prohibited by applicable law; and (7) I must execute a modification agreement to extend the Maturity Date and establish the Initial Modified Note Rate.

2. CONDITIONAL REQUIREMENTS

At the maturity date of the Note and Security Instrument (the "Maturity Date") I will have the option to extend the Maturity Date 30 years and modify the Note Rate to a market level adjustable rate as determined in accordance with Section 3 below. If all the conditions provided in Section 2 below are met (the "Conditional Modification and Extension Option") I understand the Note Holder is under no obligation to refinance or modify the Note, or to extend the Maturity Date, if those conditions are not met; and that in such event I will have to repay the Note from my own resources or find a lender willing to lend me the money to repay the Note.

1. CONDITIONAL MODIFICATION AND EXTENSION OF LOAN TERMS

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, the related Mortgage, Deed of Trust or Security Instrument ("Security Instrument") and the Rider. The Lender or anyone who takes the Note, the Security Instrument and the 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 Note and the Security Instrument, the Borrower and the Lender further covenant and agree as follows (notwithstanding anything to the contrary contained in the Note or Security Instrument):

COVERING THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT AND LOCATED AT: 1846 N. SEGWICK UNIT B, CHICAGO, ILLINOIS 60614-5356

PROPERTY ADDRESS: APRIL, 1991

THIS 10-YEAR BALLOON RIDER (the "Rider") is made this 9TH day of APRIL, 1991 and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Instrument (the "Security Instrument") of the same date given by the undersigned (the "Borrower" or "I") to secure the Borrower's Balloon Note (the "Note") to SEARS MORTGAGE CORPORATION, AN OHIO CORPORATION (the "Lender") of the same date and covering the property described in the Security Instrument and located at:

10-YEAR BALLOON RIDER (Conditional Modification & Extension of Loan Terms)

LENDER'S # 59-58-60399

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Version 1.2 (M)

Borrower (Seal)

Borrower (Seal)

Borrower (Seal)

Borrower (Seal) DOUGAL W. CASEY

*Dougal W. Casey*

*[Signature]*  
*[Signature]*

10-Year Balloon Rider.

BY SIGNING BELOW, I, as the Borrower, accept and agree to the terms and covenants contained in this

The Note Holder will notify me at least 60 calendar days in advance of the Maturity Date and advise me of the principal and unpaid interest due on the Maturity Date. The Note Holder will also provide me with a description of the historical performance of the Index and inform me of the maximum interest rate and payment which may be due under the Modified Note Rate. The Note Holder also will advise me that I may exercise the extension 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 Holder that I must notify in order to exercise the extension option. If I meet the conditions of Section 2 above, I may exercise the extension option by notifying the Note Holder no later than 45 calendar days prior to the Maturity Date. The Note Holder will calculate the Initial Modified Note Rate in accordance with 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 status. Before the Maturity Date the Note Holder will advise me of the new interest rate (the Initial Modified Note Rate), now monthly payment amount and a date, time and place at which I must appear to sign any documents required to complete the required Note modification and Maturity Date extension.

5. EXERCISING THE EXTENSION OPTION

Provided the Initial Modified Note Rate as calculated in Section 3 above is not greater than six percent (6%) above the Note Rate and all other conditions required in Section 2 above are satisfied, the Note Holder will determine the amount of the monthly payment that will be sufficient to repay in full (a) the unpaid principal, plus (b) accrued but unpaid interest I will owe on the Maturity Date (assuming my monthly payments that are current, as required under Section 2 above), over 30 years at the Initial Modified Note Rate in equal monthly payments. The result of this calculation will be the new amount of my principal and interest payment every month until the first adjustment of the Modified Note Rate pursuant to the modification agreement to be executed at the time the extension option is exercised.

4. CALCULATING THE NEW PAYMENT AMOUNT

Securities adjusted to a constant maturity of one-year is not available, the Note Holder will determine the initial modified interest rate by using comparable information. I understand that the Initial Modified Note Rate may change on each one-year anniversary of the date the modification is executed. The Modified Note Rate will be based on an Index and calculated by adding two and three-quarter percent (2.75%) (the "Margin") to the current Index and rounding the sum to the nearest one-eighth of one percent (0.125%). The "Index" will be the weekly average yield on United States Treasury Securities adjusted to a constant maturity of one year, as made available by the Federal Reserve Board. The most recent Index figure available, as of the date 45 days before each anniversary of the modification, will be called the "Current Index".

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## CONDOMINIUM RIDER

LENDER'S #  
59-58-60399

THIS CONDOMINIUM RIDER is made this 29th day of APRIL, 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 SEARS MORTGAGE CORPORATION, AN OHIO CORPORATION (the "Lender")

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

1846 N. Sedgwick Unit B Chicago, IL 60614  
[Property Address]

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

NORTH SEDGWICK 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 Lender further covenant and agree as follows:

**A. Condominium 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 fees 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 Uniform 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 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 actions as 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 to 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 shall be paid to Lender. Such proceeds shall be applied by Lender to the sums secured by the Security Instrument as provided in Uniform Covenant 9.

**E. Lender's Prior Consent.** Borrower shall not, except with 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 condemnation or eminent domain;

(ii) any amendment to any provision of the Constituent Documents if the provision is the the express benefit 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, Borrower accepts and agrees to the terms and provisions contained in this Condominium Rider.

*Dougal M. Casey* (Seal)  
DOUGAL M. CASEY -Borrower

..... (Seal)  
..... -Borrower

..... (Seal)  
..... -Borrower

..... (Seal)  
..... -Borrower

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