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374 28 F/ Bad This instrument was prepared by:

625 NORTH CT. PALATINE,

IL 60067 MORTGAGE

60107835

THIS MORTGAGE ("Security Instrument") is given on The mortgagor is SAMUEL HAN.

June

This Security Instrument is given to MARGARETTEN & COMPANY, INC.

, and whose address is

which is organized and existing

nder the laws of the State of New Jersey One Ronson Road, IsrJin, New Jersey under the laws of

08830

("Lender").

("Borrower").

Borrower owes Lender the principal sum of

TAREN M HAN, , HIS WIFE

One Hundred Sixteen Thousand, and 00/100

(U.S. \$ 116,000.00). 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 19t, 1999 thi Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all revewels, extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced under Paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender the following described property located in

County, Illinois:

UNIT 56 IN CHESTERFIELD ON TOUHY CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS 'PARCEL'). LOT 1 (EXCEPT THE NORTH 160 FEET THEREOF AND EXCEPT THE SOUTH 9/ 50 FEET OF THE NORTH 197.50 FEET OF THE WEST 147 FEET THEREOF) IN MUNO'S SUBDIVIS-ION IN THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 3759788 ALSO THAT PART OF A STRIP OF LAND 21 1/2 FEET MORE OR LESS IN WIDTH LYING EAST OF THE EAST LINE OF LOT 1 IN MUNO'S 193DIVISION AND WEST OF THE WEST LINE OF MCQUIRE AND ORRS SECOND ADDITION TO ROGERS PARK IN SECTION 25, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN AND LYING SOUTH OF A LINE 160 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1 EXTENDED EAST OF COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY LA SAUGE NATIONAL BNAK, A NATIONAL BANKING ASSOCIATION, AS TRUSTER UNDER TRUST AGREEMENT DATED DECEMBER 28, 1967 AND KNOWN AS TRUST NUMBER 30666, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT 21576982, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN SAID PARCEL (EXCEPTING FROM SAID PARCEL, THE PROPERTY AND which has the address of M-1614) SEE ATTACHED

W TOURY AVE UNIT B

60645 CHICAGO, IL

("Property Address");

TOGETHER WITH all the improvements now or herea ter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All rep acements 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 se sed of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencombered, 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.

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

1. Payment of Principal and Interest; Prepayment and Unic Charges. Horrower 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.

ILLINOIS-SINGLE FAMILY -FNMA/FHLMC UNIFORM INSTRUMENT

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MAR-1105 Page 5 of 5 (Rev. 5/91) ITTINOIS-SINCI'E EVMITA-ENMV\EHTMC ENIEOEM INSLEAMENT

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June

WE COLLINIZATION EXPIRES 4/5/94 BOTARY PURCHES OF TILLINGIS TO STATE OF TILLINGIS BOTA STATES OF THE POTANTE OF OFFICIAL SEAL

to yab

My Commission expires:

Given under my hand and official seal, this

free and voluntary act, for the uses and purposes therein set forth. before me this day in person, and acknowledged that he, she, they signed and delivered the said instrument as his, her, their personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared

> KAREN M HAN' ' HIS MIRE I, the Undersigned, a Notary Public in and for said county and state, do hereby certify that SAMUEL HAN, A TOTAL STATE OF COLUMN TO COLUMN TOTAL STATE OF COLUMN TOTAL STAT

COOK

SIVLE OF ILLINOIS,

3/4's Office BOLLOWST

-BOLLOMET

HIS MILE-BOLLOMGE KAREN M HAN'

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

Condominium Rider

Balloon Rider The following Riders are attached:

supplement the coverants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument. Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and 24. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this

- 14. Notices. Any notice to Borrower provided for in this Security instrument shall be given by delivering it or by milling 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 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 permitter by this Security Instrument without further notice or demand on Borrower.

- 18. Borrower's Right to Reinstate. If Borrower miets 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 the entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which they would be due under this Security Instrument and the Note as if no acceleration had occurred; (b) cures any default of any other core nants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reas or ble 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 Yady 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 payorents due under the Note and this Security Instrument. There also may be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower 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 a are is to which payments should be made. The notice will also contain any other information required by applicable law.
- 20. Hazardous Substances. Borrower shall not cause or point the presence, use, disposal, storage, or release of any Hazardous Substances on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property that is in violation of any Environmental Law. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property.

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

As used in this Paragraph 20, "Hazardous Substances" are those substances defined as toxic or hazardous substantian by Environmental Law and the following substances: gasoline, kerosene, other flammable or text petroleum products, to be pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and re lieuctore materials. As use in this Paragraph 20, "Environmental Law" means federal laws and laws of the jurisdiction very the Property is located that relate to health, safety or environmental protection.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as folioy si

- 21. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Forrower's breage of any covenant or agreement in this Security Instrument (bit not prior to acceleration under Paragraph 27 to less applicable law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums 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 aftorneys' fees and costs of title evidence.
- 22. Release. Upon payment of all sums secured by this Security Instrument, Lender shill 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.

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of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year Borrower shall occupy, establish, and use the Property as Borrower's principal residence within sixty days after the execution

6. Occupancy, Preservation, Maintenance and Protection of the Property; Borrower's Loan Application; Leaseholds.

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 maurance policies and proceeds resulting postpone the due date of the monthly payments referred to in Paragnaphs 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 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. a chaim, then Lender may collect the insurance proceeds. Lender may use the proceeds to restore the Property or abandons the Property, or does not answer within 30 days a notice from Lender that the insurance earner has offered to settle to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Bottower. If Bottower restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied 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 of

Lender, Lender may make proof of loss if not made prompily by Borrower.

of paid premiums and renewal notices. In the event of loss, Borrower shall give prompt notice to the its urnice carrier and shall have the right to hold the policies and renewals. If Lender requires, borrower shall prompily give to Lender all receipts All insurance policies and renewals shall be acceptable to Lender and shall include a standard included a policies and renewals shall be acceptable to Lender.

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

5. Hazard or Property Insurance. Borrower shall keep the improvements new existing or hereafter erected on the Litton to gaiving out to exab 01 nithit evode aftot is received the string of another to one

over this Security Instrument, Lender may give Borrower a nonce identifying the livit. Borrower shall satisfy the lien or take tien to this Security Instrument. If Lender determines that any part of the Prepert is subject to a lien which may attain priority the enforcement of the lien; or (c) secures from the holder of the hier an agreement satisfactory to Lender subordinating the the tien by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to prevent in writing to the payment of the obligation secured by the lien in a arm acceptable to Lender; (b) contests in good faith Bottower shall promptly discharge any lien which has priority ore; this Security Instrument unless Bottower: (a) agrees

paragraph. If Borrower makes these payments directly, Borrower shall promptly furnish to Lender receipts evidencing the directly to the person owed payment. Borrower shall prompily furnish to Lender all notices of amounts to be paid under this which may attain priority over this Security Instrumen., and leasehold payments or ground tents, it any. Borrower shall pay them on time these obligations in the manner provided in Paragraph 2. or if not paid in that manner, Borrower shall pay them on time

4. Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property 2; third, to interest due; fourth, to principal due; and last, to any late charges due under the Note.

I and 2 shall be applied: first, to any prepayment of ages due under the Note; second, to amounts payable under Paragraph 3. Application of Payments. Unless apply able law provides otherwise, all payments received by Lender under Paragraphs

by this Security Instrument. sale of the Property, shall apply any Fun is held by Lender at the time of acquisition or sale as a credit against the sums secured

Funds held by Lender, If, under Paleg aph 21, Lender shall acquire or sell the Property, Lender, prior to the acquisition or Upon payment in full of all sures secured by this Security Instrument, Lender shall promptly refund to horrower any

more than twelve monthly payinging at Lender's sole discretion.

Borrower shall pay to Lender the amount necessary to make up the deficiency. Borrower shall make up the deficiency in no any time is not sufficient to ray the Escrow Items when due, Lender may so notify Borrower in writing, and, in such ease for the excess Funds in at condance with the requirements of applicable law. If the amount of the Funds held by Lender at

If the Funds held '8 Lender exceed the amounts permitted to be held by applicable law, Lender shall account to Borrower

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

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity expenditures of future Becow Items or otherwise in accordance with applicable law:

lesser amount. Lender may estimate the amount of Funds due on the basis of current data and reasonable estimates of 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 Procedures Act of 1974 as amended from time to time, 12 U.S.C. § 2601 et seq. ("RESPA"), unless another law that applies for a federally related mortgage loan may require for Borrower's escrow account under the federal Real Estate Settlement "Escrow Renis?" Lender may, at any time, collect and hold Funds in an amount not to exceed the maximum amount a lender accordance with the provisions of Paragraph 8, in licu of the payment of mortgage insurance premiums. These items are called premiunts, if any; (e) yearly mortgage insurance premiums, if any; and (f) any sums payable by Borrower to Lender, in payments of ground lents on the Property, if any; (c) yearly hazard of property insurance premiums; (d) yearly flood insurance taxes and assessments which may attain priority over this Security Instrument as a lien on the Property; (b) yearly leasehold Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") for: (a) yearly 2. Funds for Taxes and insurance. Subject to applicable law or to a written waiver by Lender, Borrower shall pay to

after the date of occupancy, coles bender otherwise gree it writing which doesn't shall not be unreasonably withheld, or unless extenuating circumstances exist which are beyond florrower'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 security interest. Borrower may cure such a default and reinstate, as provided in Paragraph 18, by causing the action or proceeding to be dismissed with a ruling that, in Lender's good faith determination, precludes forfeiture of the Borrower's interest in the Property or other material impairment of the lien created by this Security Instrument or Lender's security interest. Borrower shall also be in default if Borrower, during the loan application process, gave materially false or inaccurate information or statements to Lender (or failed to provide Lender with any material information) in connection with the loan evidenced by the Note, including, but not limited to, representations concerning Borrower's occupancy of the Property as a principal residence. If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. It 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 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 feiture 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 Instrume it. Inless 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.

8. Mortgage Insurance. If Lender required mortgage insurance as a condition of making the loan secured by this Security Instrument, Borrower small 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 nortgage 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, as the option of Lender, if mortgage insurance coverage (in the amount and for the period that Lender requires) provided by an ir sucr approved by Lender again becomes available and is obtained. Borrower shall pay the premiums required to maintain mortgage insurance in effect, or to provide a loss reserve, until the requirement for mortgage insurance ends in accordance with any written agreement between Borrower and Lender or applicable law.

9. Inspection. Lender or its agent may make teat onable 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. Any balance shall be paid to Eorrower. In the event of a partial taking of the Property in which the fair market value of the Property immediately before the taking is less that 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 proceeds 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 Horrower that the condemnor offers to make an award or settle a claim for damages. Borrower fails to respond to Lender within 30 the safter the date the notice is given, Clender is authorized to collect and apply the proceeds, at its option, either to restoration or expair of the Property or to the the condemnation of the Property or to the condemnation of the Property or the property of the property of the Property or to the condemnation of the Property or to the condemnation of the Property or to the condemnation of the Property or the Property of the Property or to the condemnation of the Property of the Prop

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

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to plane pal shall not extend or 4 postpone the due date of the monthly payments referred to in Paragraphs 1 and 2 or change the air post 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 converse modify amortization of the sums secured by this Security Instrumer t 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 remedy.

12. Successors and Assigns Bound; Joint and Several Linbility; 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 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.

ILLINOIS.—SINGLE FAMILY.— FNMA/FREMC UNIFORM INSTRUMENT MAR-1205 Page 3 of 5 (Res. 5/91)
Replaces Mar 1205 (Rev. 7, 87)

Property of Cook County Clerk's Office

(n 1524) g8450140 .

Aroberty of Cook County Clerk's Office SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SELECTION FOR THE IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, INTROOFS. PINE 10-25-328-008-1056

Property of Cook County Clerk's Office

92485140

60107835

CONDOMINIUM RIDER

THIS CONDOMINIUM RIDER is made this day of and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of frust of Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Horrower") to recure Horrower's Note to MARGAREITEN & COMPANY, INC., a componsition organizad and existing under the laws of the state of NEW (the "Lender") of the same date and covering the Property described in the Security Instrument and located at: んりかりり

TOURY AVE UNITH , CHICAGO , II 2959

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

THESTERFIELD ON TODAY CONDOMINION

(the "Condomnium 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 an of Borrower's obligations under the Condominium Project's Constituent Documents. The "Constituent Documents" for 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 pursuady 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 bazards Lender requires, including fire and hazards included within the term "extended coverage," there
- (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 insurar ce 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 shalf 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 I ender. D. CONDEMNATION. The proceeds of any award or claim for damages, direct or consequential, payable to Borrower Land 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 10.

MULTISTATE CONDOMINIUM RIDER «SINGLE FAMILY» FNMA/FHLMC UNIFORM INSTRUMENT

MAR-6017 Page 1 of 2 (Rev. 5/91)

Replaces MAR-6017 Page 1 of 2 (Res. 5 87)

consent, either partition or subdivide the Property or consent to: E. LENDER'S PRIOR CONSENT. Borrower shall not, except after notice to Lender and with Lender's prior written

(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

(ii) any amendment to any provision of the Constituent Documents if the provision is for the express benefit of

iii) remination of the Overessional management and assumption of self-management of the Owners Association; or Lender;

(iv) any action which would have the effect of rendering the public liability insurance coverage maintained by the

Security Instrument, Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest, Any amounts disbursed by Lender under this paragraph F shall become additional debt of Borrower secured by the F. REMEDIES. If Bottower does not pay condominium dues and assessments when due, then Lender may pay them. Owners Association unacceptable to Lender.

From the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower

requesting payment.

DOOR COOK C/O/H/S O/F/C

Rider

(TER अक्षा िक ए प्रकृत ११(ल म्रह्म) रक्ष्यांकृती AEA Reboll Page 2 of 2 (Rev. 5 '91)

BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions contained in this Condominium

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MODELIZIVEE CONDOMINIOM RIDER-SINGLE FAMILY-BUMA/FILMC UNIFORM INSTRUMENT

BALLOON RIDER (Conditional Right to Refinance)

60107835

THIS BALLOON RIDER is made this 25th day of June, 1992 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 MARGARETERN & COMPANY, INC., organized and existing under the laws of the state of NEW JERSEY

(the "Lender") of the same date and covering the property described in the Security Instrument and located at:

2958 W TOURY AVE UNIT 8 CHICAGO, IL 50645

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

4. CONDITIONAL RIGID TO REFINANCE

At the maturity date of the Nor and Security Instrument (the "Maturity Date"), I will be able to obtain a new loan ("New Loan") with a new Maturity Date of Infry Let, 100.20, and with an interest rate equal to the "New Note Rate" determined in accordance with Section 3 below if all the conditions provided in Section 2 and 5 below are met (the "Conditional Refinal cing Option"). If those conditions are not met, I understand that the Note Holder is under no obligation to refinance or monify the Note, or to extend the Maturity Date, and that I will have to repay the Note from my own resources or find a lendar solling to lend me the money to repay the Note.

2. CONDITIONS TO OPTION

If I want to exercise the Conditional Refinancing Colin is 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 month y payments and cannot have been more than 30 days late on any of the 12 scheduled monthly payments immediately preceding the Maturity Date; (3) no hen against the Property (except for taxes and special assessments not yet due and payable) other tion that of the Security Instrument may 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 to 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 Feder's Petional Mortgage Association's required net yield for 30-year fixed rate mortgages subject to a 60-day mandatory delivery commitment, plus one half of one percentage point (0.5%), rounded to the nearest one eighth of one percentage point (0.125%) (the 'New 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 determine 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 greater than 5 percentage points above the Note Rate and all other conditions required in Section 2 above are satisfied, the Note Holder will determ me the amount of the monthly payment that will be sufficient to repay in full (a) the unpaid principal, plus (b) accused but unpaid interest, plus (c) all other sums 1 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.

MAR-7019 Page 2 of 2 (7/91) MULTISTATE BALLOON RIDER-Single Family-FANNIE MAE UNIFORM INSTRUMENT FORM 3180 12/89

Proberty of County Clerk's Office Minds

BY SICKING BELOW, Borrower accepta and agrees to the terms and coverants contained in this Balloon Rider.

consumers and or the Note Holder will charge me reasonable fees and the costs associated with exercising the amount and a date, time and place at which I must appear to sign any documents required to complete the required the Maturity Date the Note Holder will advise me of the new interest rate (the New Note Rate), new monthly payment provide the Note Folder with acceptable proof of my required ownership, occupancy and property hen status. Before notification is received by the Note Holder and as calculated in Section 3 above. I will then have 30 calendar days to the Tedestal Mational Mortgage Association's applicable fublished required not yield at first on the date and time of day than 45 calendar days prior to the Maturity Date. The Note Holder will calculate the fixed New Note Rate based upon conditions of Section 2 above, I may exercise the Conditional Refinancing Option by notifying the Mote Holder no later representing the Note Holder that I must notify in order to exercise the Conditional Refinancing Option. If I meet the The Note Holder will provide my payment record information, together with the name, title and address of the person also will advise me that I may exercise the Conditional Refinancing Option if the conditions in Section 2 above are met. principal, accrued but unpaid interest, and all other sums I am expected to owe on the Malurity Date. The Note Holder The Note Holder will notify me at least 60 calendar days in advance of the Maturity Date and advise me of the