AFTER RECORDING MAIL TO:

MIDWEST FUNDING CORPORATION 1020 3181 STREET, BUITE 401 DOWNERS SHOVE, ILLINOIS 605



LOAN NO. 7542870

(Space Above This Line For Recording Data)-

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on June 25, 1992 LINDA L. ANDERS. A SPINSTER

. The mortgagor is

("Horrower").

This Security Instrument is to the Minter Funding Corporation. AN ILLINOIS CORPORATION

which is organized and existing under the laws of 1 t 1 H 0 I s

, and whose address is ("Lender").

1020 31st Street, Suits 101, Downers Grove, IL 60515 Borrower owee Lender the principal sun of Seventy Thousand and no/100

). This debt is

Dollars (U.S. \$ 70,000.00 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, dus and payable on July 1, 2022 instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, 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) are 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:

UNIT 1903-6 TOGETHER WITH ITS UNDIVIDED PERCENTINGE INTEREST IN THE COMMON ELEMENTS IN PHEASANT TRAIL MANOR CONDOMINIUM AS DELIMENTED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 85155810, AS AMENDED FROM TIME TO TIME, IN THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, LANDIS.

> DEPT-DI PECORDING \$33.50 T#4644 TRAN 1940 07/06/92 12:49:00

00021 b **4-92-487918** COOK COLNTY RECORDER

Tax 1.0. #:03-06-100-018-1018

which has the address of COURT (Bireel)

[City]

Illinois 60004 [Zip Code] ("Property Address");

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and flutures 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 selsed 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 Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

Lander may, at Lander's option, obtain coverage to protect Lander's rights in the contract a fights in the contract and co Jumphone Tel (manufacture of state towns of state towns of state of some state of the state of t TOWN MACHINE CALMINA-Y-WARA MONEY-MOMAN Consider the Common state of the south of the property of the Mobile and the second of Modelland and transfer residence between the transfer of Modelland (No. 1971). The interest of Modelland South So TO DESCRIPTION TO UNITED WAS SERVICED TO THE STATE OF THE PROPERTY OF THE PROPERTY OF THE PARTY 8, Hezard or Property Insurance. Borrower shall keep the Improvements now existing or hereefter erected on the insurance presents from entering or hereefter erected on the same presents from the form that the form of the property insurance presents and the presents of t

BOSTOWER Shall sectionly the lien of take one of the actions set forth above within 10 days of the giving of notice. a Non which may attain priority over this Security institution. It seasons tress array pears or the Priority over this Security institution. It seasons the bottom a notice identifying the lien. Lender eutonoming the lien to this Security institution. It Lender determines tinst any part of the property is subject to any man man any part of the property is subject to any man man and any part of the property is subject to any man and any man and any man and any man and any part of the property is subject to any man and any man any man and any man and any man any man any man any man and any man an (NOTING) OF THE STATE OF THE STATE OF (O) SOUNDS STATE OF THE STATE OF Sood leith the ties of the book solvers of the lies in the service of the lies in the service of the book solvers of the lies (iii) Itemutation in the particular of the off of the off of beatons notinged off to stand on the stand of the seasons and the seasons are seasons and the seasons are seasons and the seasons are seasons as the seasons are BORDWAY shall bromony discharge any list) which has priority over this Security instrument of material of a management of material of the state of t

amounts to be peld under this paragraph. If Borrows makes these payments directly, Borrows or an increase of Landar remains and sentiments the natural principle of the paragraph of the paragraph. If Borrows makes these payments directly, Borrows and principle (o pay them are the part of the person as the person of payment is sometiment of the person of the pers Sortown shall pay share obligations in the manner man paracram on the province of the paracram payment of the manner is any. Sortower shall not their manners manner and manners of the paracram and the manners manners and manners of the manners and manners and manners of the manners of the manners and manners of the manners of the manners and manners and manners of the manners of the manners and manners of the manners and manners and manners of the mann 4. Charges; Liene. Borrower shall pay all taxes, assessments, charges, fines and impositions attributed an under men attack mental metal interest and impositions attributed to the same of received tests in the same of the

under paragraph 2, third, to interest due; fourth, to principal due; and last, to any late charges due under the preye paragraphs I and 2 shall be applied: first, to siry praparate our an arrest, an province of the Vote; and 2 shall be applied; first to selected the Vote; as a positive of the vote of the Vote; as a positive of the vote of Application of payments. Unless applicable law provides otherwise, all payments received: Under under states the block of human and and activated the block of human activ

or sale of the Property, shall apply any Funds held by Lender at the time of acquisition or sale as credit against the Funds held by Lender. If, under personne environments is institution of sell the Property (single-property) by Lender, provider personners and selection of the property of the scoulability of selection of the property of the scoulability of the scoulability of the scoulability of the selection of the property of the scoulability of the selection of the selectio Upon payment in full of all sums secured by this Security instrument, Lendel et all prompily refund to Borrower and the family refund to Borrower and the formal and the security and the securit

by Lender at any time is not sufficient to pay the Eagnow Mems when the manner are to me an annual to any time to make the member of the Eagnow Mems when the manner are to me the member of the membe BOTTOWER IOF UNE EXCESS FUNDE IS SCOOKIERING WITH THE PRESTRUCT OF THE REPORT OF THE PRESTRUCT OF THE PROPERTY OF THE PROPERTY

If the Funds held by Lender exceed the amounts permitted to be abolicable law, Lender shall account to make the following the fo Funds, showing credits and debts to the Funds and me thrown, washout creates and debts to the Funds and me to the Funds and me to the Funds and me to the feeth debts to the Funds was made. The Funds was made, The Funds was made. The first interest alies be beld on the Funds. Leftder sine was many with the peak on the Funds. Leftder sine was an annual sine for the first sine was an annual sinus sinus and the sinus sinus and the sinus and Inquired to pay Borrows and the service of the Sunday Borrows and Lands and the house of the service of the ser provides otherwise, Unites at agreement is my to applicable law requires interest to be paid, Lender serve serve and some and between and between and bender an anneal and anneal and anneal an antiform from the paid. Ardepandent resident landent a strate to the Lander in connection with this loan, unless applicable is an analyse of the lander in connection with this loan, unless applicable is the connection of the lander of t permits Lender to make such a charge, Provider Lender may require sommers and the relative and approximate and consider the pay a charge and approximate the constraint and advantage for a constraint and advantage and a constraint and a SECTON SCOOLIN, OF VORINING THE ESCHON! STIRL IN TRANSMING MEN SPANNER IN TURNE, SINGLED TO SECTION TO PURISH AND SECTION OF VORINING STATE SECTION SECTION OF VORINING SERVICES AND SECTION OF VORINING SERVICES AND SECTION OF A Day the Esprow Henry Lender and the Colone of holding and supplying and supply to the control of the colone of the VARIED TO THE POSSIBLE OF THE STATE OF THE PROPERTY OF THE PRO Final Funds shall be held in the frequency of parties are inexted by a federal agency, instrumentally, or entity of entity of entity and increase in make in the property of entity of entity in the property of entity in the pro

basis of current data 100 measures the received the received data and success to a success to a success to a success of future Esorow Hems or otherwise in accordance with Control of the state of the sta sed ('RESPA') unless another law that applies to the funds sets a lessel amount. If so, Lender may, at any time, collect and to the funds and the funds a under the tederal Real Estate Settlement Procedures Act of 1974 as amended from time, 12 U.S.C. 82601 at Succeed the machinem and training and the substance for a federally related monthly tensor, service, promptly and the substance of substances and the substance of substances and the substance of substances and substances are substances and substances and substances are substances and substances and substances and substances are substances and substa premiume, These Reths are called "Eacrow Herra." Lender may, at any time, collect and hold Funds it an amount of the manners and manners and may, at any time, collect and hold Funds it an amount of the manners are manners for a feed and manners from manners and manners and manners and manners are manners and manners are manners and manners SOTIONAL TO LONGING IN SECONDANDS WITH THE PROVIDENCE OF DESTROYS AS IN HOLI OF THE DESTROY OF THE PRIVATION OF THE DESTROY OF THE PRIVATION OF THE PRIVATE OF THE Vessely 800d insurance or premiums, if any: (e) yearly monthly in an arrange or property received to premium; if any: (e) yearly monthly in a server or property is and (f) any sum to be a server or property in a server or Medical polytics of the second ferring and the second forms of the second forms of the second property of the second forms of Vessity taxes and assessments which may attain priority dwe this Security institution in the, a sum ("runds") for (a) vessived neuments or mount near an the property is announced neuments or mount instruments or mount instruments. (b) vessit in the property (c) vessit in the property (d) vessit in the property is a list on the property (e) vessit in the property of the property (e) vessit in the property of the property (e) vessit in the property (e VBQ (B) TOI (*B) TO THE ASY INDICATED THE WARRENGE OF THE MOST OF THE WARRENGE 2. Furnis for Taxes and Insurance, Bubject to applicable law or to a written walver by Lander, Borrower shall pay varies on the day insurance are the true at the black of the law of the case of the law of the

the principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the 1. Payment of principal and interest: propertient and Late Charges. Borrower shall promptly pay when due antiminant or standard interesting and late charges and and interesting the standard interesting the standard of the standard interesting the standard of the standar

LINIFORM COVENANTS, Borrower and Lander covenant and agree as follows: THIS SECURITY INSTRUMENT COmbines uniform coverants for national use and non-uniform coverants with materiarian for instingual coverants with the coverant of instingual coverants. Ilmited variations by latediction to consittute a uniform security instrument covering real property.

UNOFFICIAL COPY DONNO. 7502870

All insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgage clause. Lunder 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 restors the Property or to pay sums secured by this Security Instrument, whether or not then due. The 30-day period will begin when the notice is given.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of the payments. If under perforable 21 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 in animent immediately prior to the acquisition.

- 6. Occupancy, Preservation, Maintenance and Protection of the Property; Borrower's Loan Application; Lesseholds. Borrower shall occupy, 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 extenuating 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 folieture action or proceeding, whether civil or criminal, is begun that in Lender's good faith judgment could result in forfully of the Property or otherwise materially impair the lien created by this Security Instrument or Lender's security interest. Forrower may ours such a default and reinstate, as provided in paragraph 18, by causing the action or proceeding to by 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 ioan application process, gave materially talse or inaccurate information or statements to Lender (or falled 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 rar, principal residence. If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. If Rorrower 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 significantly affect Lender's rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture 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 lier 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 exp.

Any amounts disbursed by Lender under this paragraph 7 shall become additional debt of Eoriower 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.

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 insure 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 periods 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.

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 and Borrower is natural in it is sold or transferred and Borrower is natural interest in Borrower is sold or transferred and Borrower is natural in its is a beneficial interest in a factorial in its option, require immediate payment in full of all sums. 18. Morrowei's Copy. Borrower shall be given one conformed copy of the Note and of this Security Instrument.

Note are declared to be severable.

which can be given effect without the conflicting provision. To this end the provisions of this Security instrument and the

Mote conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Mote unsaliction in which the Property is located, in the event that any provision or clause of this Security Instrument or the at. Governing Law; Severability. This Security instrument shall be governed by jederal law and the law of the

.nqanganaq airti ni bebiyong as Property Address or any other address Borrower designates by notice to Lender Any notice to Lender shall be given by the 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 desired to have been given to Borrower or Lender when given notice provided for in this Security instrument shall be desired to have been given to borrower or Lender when given

mailing it by first class mail unless applicable law requires use of another method. The notice shall by directed to the 44. Hotlose. Any motice to Borrower provided for in this Security instrument shall be given by delivering it or by

wifi be treated as a partial prepayment wilhout any prepayment charge under the Mote. principal owed under the Mote or by maining a direct payment to Borrower. If a refund reduced principal, the reduction exceeded permitted limits will be refunded to Borrower. Lender may choose to make the valund by reducing the recessity to reduce the charge to the permitted limits, then: (a) any sums already collection Borrower which charges, and that law le threth interpreted so that the interest or other loan charges reflected or to be collected in

13. Loan Charges, if the loan secured by this Security Instrument is subject to a law which sets muximum loan

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. Successors and Assigne Bound; Joint and Leability; Co-signers. The covenants and agreements of this Security Instrument shall bind and benefit the successor, and assigns of Lander and Borrower, subject to the provisions of paragraph 17. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signe this Security Instrument but does not execute the Mct. (a) is co-signe this Security Instrument only to mortgage, grant and convey that Borrower's Interest in the Project vy under the terms of this Security Instrument; (b) is mortgage, grant and convey that Borrower's Interest in the Project vy under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security in Animent; and (c) agrees that Lander and any other Borrower and some secured by this Security in Animent; and (c) agrees that Lander and any other and convey the sums secured by this Security in Animent; and (c) agrees that Lander and any other and convey the sums secured by this Security in Animent; and (c) agrees that Lander and any other and convey the sums secured by this Security in Animent; and (c) agrees that Lander and any other and convey the sums secured by the Security in Animent; and (c) agrees that Lander and any other and convey the sums secured by the Security in Animent and Coversion of the Security in Animent and Cover

any right or remedy shall not be a walver of or pressuch after exercise of any right or remedy.

demand made by the original Borrower or Borrower's successors in interest. Any forbestance by Lender in exercising time for payment or otherwise modify amonization of the sums secured by this Security instrument by reason of any interest. Lender shall not be required to commerce proceedings against any successor in interest or refuse to extend modification of amortization of the same secured by this Security instrument granted by Lender to any successors in injerest of Borrower or Borrower's successors in 1). Borrower Not Released; Accessance By Lender Not a Waiver. Extension of the time for payment or

Unless Lender and Sorremer otherwise agree in writing, any application of proceeds to principal shall not extend of googbone the due date of the mount of such

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

instrument whicher or not the sume are then due amount of the sums secured immediately before the taiding, unless souther sums secured by this Security or value of the Property in which the fair market value of the Property immediately before the taking is less than the 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 sume secured by this Security instrument immediately before the taking, unless Borrower and Lender ofherwise agree in writing, the sums secured by this Security instrument shall be reduced by the amount of the proceeds multiplied by the writing, the sums secured by the secured by the same secured immediately before 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 following fraction: (a) the total amount of the sums secured immediately before the taking, divided by (b) the fair market following fraction: (a) the total amount of the sums secured immediately before the taking, divided by (b) the fair market following fraction: (b) the total amount of the sums secured immediately before the taking, divided by (c) the fair market following fraction: (c)

nabried of blaq ad flarts bris berigiess. 10. Condemnation. The proceeds of any award or claim for demages, direct or consequential, in connection with any condemnation, are hereby condemnation, are hereby.

Inepection. Lender or its agent may make reasonable entries upon and inepections of the Property. Lender shall give Borrower notice at the time of or prior to an inepection epecifying reasonable cause for the inepection.

UNOFFICIAL COPYNO, 7542870

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 falls 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 ilen 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 duo under the Note and this Security Instrument. There also may be one or more change 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 address 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 permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the Property. Corrower shall not do, nor allow anyone else to do, anything affecting the Property that is in violation of any Environments, 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 shell 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 Hazardous Substance or Environmental Law of which Borrower has actual knowledge. It describes learns, or is notified by any governmental or regulatory authority, that any removal or other remediation of any the arrower shall promptly take all necessary remedial actions in accordance with Environmental Law.

As used in this paragraph 20, "Hazardous Substances" are those subtrances defined as toxic or hazardous substances by Environmental Law and the following substances: gasoline, kerdene, 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" means rederal 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 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 attorneys' fees and costs of title evidence.
- 22. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument without charge to Sorrower. Borrower shall pay any recordation costs.
 - 23. Waiver of Homestead. Borrower waives all right of homestead exemption in the Property.

92487918

	SISOP BIONITY	SO 3181 STREET	0	
		OSIMBAUD INS	This instrument was prepared by: * #	
	Mount Public	· ·	More Commission and Commission Expension Expen	
	Legarde 16than	\$ EIGHIII IO #1	2 2 2 1 4 1 2 1 1 1 1 1 1 1 1 1 1 1 1 1	
	a Jecta (998-	Yab C ahte and Same	Chen under hand yes nevil (A) . I d	ı
	K(e) a bacified to the foregoing instrument, appeared	TO / O 4 YOUR DOODS AND	belove me this day in person, and acid	
	τ		s v 'nsnans r' santi 1841	
	Public in and for said county and state do hereby certify	Chorta, b.	LICOTE OF ILLINOIS, LICOTESTADICO NOTALI,	
	For Animowiedgment) County set: $C_{\mathcal{O}} \cap \mathcal{O}$	only only was seede)	51011111 BV 22120	
	Social Security Number		Sociel Security Number	;
(j e)	910g.	(lood)	94.	
	Social Security Number		7	
سر (ال	enog.			
35	Sociel Security Number 387.69.7998			
; 64 (18)	CANDALL, ANDREW - Botto		C _O	
(10)	L'Enda L'Endieux			
	'M 1844 PODA	na anti-inunina	Witnesses: Instrument and in any inder(s) executed	•
	e terms and coverants contained in this Security		BY SIGNING RELOW, Borrower ad	
	rebiff emoit knoses () Second Home Rider	duu exess m	Balloon Mider Other(s) [specify]	
	Unit Development Rider 🔲 Biweekly Payment Rider	bennafit 🛄	Adjustable Rate Pitder Graduated Payment Pitder	
	rebiff with Pider	Condom	Security Instrument, [Check applicable	,
	of each such rider shall be incorporated into and shall be security instrument as if the rider(s) were a part of this	stromoerge bre strar Arti to stromoerge bre	with this Security instrument, the cover amend and supplement the coverant	ı
	teris are executed by Borrower and recorded together	ment, if one or more th	urtani viruoes aidt of erabidi 🛵	



LOAN NO. 7562870

THIS CONDOMINIUM RIDER is made this 25th day of June, 1992, and is incorporated into early 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 HIDWEST FUNDING CORPORATION.

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

[Property Address]

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

PHEASANT TRAIL MANOR CONDOMINIUMS

[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 Lenuer further covenant and agree as follows:

A. Condominium Chilgations. 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, an dues and assessments imposed pursuant to the Constituent Documents.

B. Hazard Insurance. So long as the Owners Association maintains, with a generally accepted insurance carrier, a "master" or "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 Tipiform 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 leuse in required hazard insurance coverage. In the event of a distribution of hazard insurance ploceeds in ileu of restoration or repair following a loss to the Property, whether to the unit or to common elements, any ordereds 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 ections 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 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 the eby assigned and shall be paid to Lender. Such proceeds shall be applied by Lender to the sums secured by the Sacraty 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 abail donment or termination required by law in the case of substantial destruction by fire or other casualty or in the case of a kiking 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;
- (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 them. Any amounts disbursed by Lender under this paragraph F shall become additional debt of Borrower security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the data of disbursement at the Note rate and shall be payable, with interest, upon notice from Lend Borrower requesting payment.	red by r				
BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions contained in this Condominium Rider.					
(Seal) Lando & Andrews Borrower	(Seal) -Borrower				
(Seal) -Borrower	(Seal) -Borrower				
MULTISTATE CONDOMINIUM RIDER- SINGLE FAMILY FHMA/FHLMC UNIFORM INSTRUMENT FORM 3140 09/0 ISC/CCR**//0291/31-10(00-90)-L	80				