

This Instrument was

prepared by: **TERESA ZEITLER**
CHICAGO, IL 60603

THIS MORTGAGE ("Mortgage") is made this 28TH day of JULY 1992, between Mortgagor, THEODORE R. TURNER, JR., AND, BRENDA D. TURNER, HIS WIFE,

(herein "You," "Your" or "Yours") and the Mortgagee, Citibank, Federal Savings Bank, a corporation organized and existing under the laws of the United States, whose address is One South Dearborn Street, Chicago, Illinois 60603 (herein "We," "Us" or "Our").

WHEREAS, THEODORE R. TURNER, JR., AND BRENDA D. TURNER, is (are) indebted to us pursuant to an Equity Source Account Agreement ("Agreement") of even date hereof, additionally secured, if appropriate, by a Security Agreement and Collateral Assignment of Beneficiary Interest in the land trust holding title to the property ("Security Agreement"), in the principal sum of U.S. \$ 25,000.00 (your "Credit Limit") or so much of such principal as may be advanced and outstanding, with interest thereon, providing for periodic installment payments of interest, optional credit life and/or disability insurance premiums, and miscellaneous fees and charges for ten (10) years from the date hereof, thereafter, for periodic installment payments of 1/240th of the Outstanding Principal Balance (or such greater sum as necessary to fully repay the Outstanding Principal Balance in full) in substantially equal installments of principal by the Maturity Date as more fully provided in paragraph 1 (G) hereof; interest, optional credit life and/or disability insurance premiums, and miscellaneous fees and charges for twenty (20) years; all such sums, if not sooner paid, being due and payable approximately thirty (30) years from the date hereof (the "Maturity Date").

To secure to us (a) the repayment of the indebtedness evidenced by the Agreement, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements herein contained in this Mortgage, and (b) the repayment of any future advances, with interest thereon, made to you by us pursuant to paragraph 7 hereof, (such advances pursuant to paragraph 7 hereof of principal made after the date hereof being referred to as "future advances"); and (c) any "Loans" (advances of principal after the date hereof) as provided for in the Agreement (it being the intention of us and you that all such Loans made after the date hereof enjoy the same priority and security hereby created as if all such Loans had been made on the date hereof); and (d) the performance of your covenants and agreements under this Mortgage and the Agreement secured hereby. For this purpose, you do hereby mortgage, grant, convey and warrant (unless you are an Illinois land trust, in which case you mortgage, grant, convey and quit claim) to us the following described property located in the County of COOK, and State of Illinois:

UNIT NUMBER 11-B AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL) LOT SEE ATTACHED RIDER FOR COMPLETE LEGAL

925776-10

DEPT-01 RECORDING \$33.00
T#6666 TIAN 5672 SB/05/92 10:58:00
#8405 9-2-577640
COOK COUNTY RECORDER

P.I.N. No. 20-12-114-046-1026

which has the address of 5471 SOUTH HYDE PARK BLVD. (UNIT 11B)
(street)

CHICAGO

ILLINOIS 60615

(herein "property address";)

(city)

(state and zip code)

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 Mortgage. All of the foregoing is referred to in this Mortgage as the "property."

You covenant that you are lawfully seized of the estate hereby conveyed and have the right to mortgage, grant and convey the property and that the property is unencumbered, except for encumbrances of record. You, unless you are an Illinois land trust, warrant and will defend generally the title to the property against all claims and demands, subject to any encumbrances of record.

You acknowledge that this Mortgage secures an Agreement that contains provisions allowing for changes in the interest rate, and that we may, prior to the maturity of the Agreement and subject to certain conditions, reduce the Available Line of Credit and/or require repayment of the total balance outstanding under the Agreement.

Covenant. You and we covenant and agree as follows:

1. (A) Payment of Principal and Interest. You shall promptly pay when due the principal of and interest accrued on the indebtedness evidenced by the Agreement, together with any late charges or other fees, charges or premiums, imposed by the Agreement, the Security Agreement, or by this Mortgage.

(B) Line of Credit Loan. This Mortgage secures a Line of Credit Loan Agreement. You will enjoy access to that Line of Credit during the first one hundred twenty-one (121) Billing Cycles assigned to your Account. Each Billing Cycle will be approximately one month. (Your initial Billing Cycle may be less than one month). The Revolving Line of Credit Term of the Agreement is therefore approximately ten (10) years long. You agree to repay the principal amount of the Loans advanced during the Revolving Line of Credit Term of the Agreement during the twenty (20) years commencing at the close of the Revolving Line of Credit Term. This repayment term is referred to herein and in the Agreement as the Closed-End Repayment Term. The total term of the Agreement secured by this Mortgage is therefore approximately thirty (30) years.

(C) AGREED PERIODIC PAYMENTS. During the Revolving Line of Credit Term and for the one hundred twenty-first (121st) Billing Cycle, you agree to pay on or before the payment due date shown on each periodic Billing Statement the Minimum Payment Due for that Billing Cycle. The minimum payment due is the sum of the following charges accrued or incurred in the Billing Cycle: (1) Finance Charges; (2) premiums for Optional Credit Life and/or Disability Insurance; (3) the Annual Fee; (4) all other fees and charges incurred pursuant to the Agreement except fees and charges charged to your Account at the inception of the Agreement as permitted by Paragraphs 1(B) and (C) of the Agreement;

Citibank, Federal Savings Bank
One South Dearborn Street
Chicago, IL 60603

EQUITY SOURCE ACCOUNT MORTGAGE

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FORM 3881D 4/80 DPS 1123

Lax 15

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11. The amount of the funds held by us, together with the future monthly payments of funds payable prior to the due dates of the accrual items, shall exceed the amount required to pay the accrual items when due, at your option, either promptly repaid to you or prepaid to you on maturity payments of funds, if the excess shall be, at held by us in a trust sufficient to pay the accrual items when due, you shall pay to us any amount necessary to make up the deficiency in one or more payments as required by us.

The fund shall be held in an institution the depositaries or successors of which are bound or guaranteed by a federal or state agency (including us if we are such an institution). We shall apply the funds to pay the escrow items. We may not charge for holding and applying the funds, namely, the account of varying the escrow items, unless we pay you interest on the funds and applicable law permits us to make such a charge. You and we may agree in writing that interest shall be paid on the funds. Unless an agreement is made or applies to you, without charge, an annual accounting of the funds may you any interest or earnings on the funds. We shall give to you, 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 received by this mortgage.

2. FUNDS FOR TAXES AND INSURANCE. Subject to applicable law or to a written waiver by us, you shall pay to us immediately any and all taxes and premiums;

The "Current Reference Rate" is the most recent Reference rate available daily (DD) days prior to each "Change Date". The rate of interest Annual Premium Rate during the Closed-End Periodments from will be determined and will vary based upon the Reference Rate described in the Agreement. Your initial Principal balance will be increased on subsequent periodic statements to reflect such loans.

(E) INTEREST DURING THE CLOSING - END REPAYMENT TERM. You agree to pay interest (a finance charge) during the Closely-End Repayment Term on the Outstanding principal balance of your Equity Source Account which has not been paid bagning on the day after the Conversion Date in amounts until the full Outstanding principal balance has been paid. Your Outstanding principal balance will be calculated daily as follows: (1) the principal amount outstanding on the day before the conversion date plus (2) the sum of all interest accrued on the principal amount outstanding on the day before the conversion date plus (3) the sum of all fees accrued on the principal amount outstanding on the day before the conversion date.

Your rate of interest ("Annual Percentage Rate") shall be the Reference Rate plus a "Margin" of ONE & 1/4 (1.25%) percent above the Reference Rate.

Billings Date refers to the date of your initial Billing Cycle or any subsequent Billing Cycles in which you receive services. The Billing Date shall be determined in one of two ways. If Your initial Billing Cycle determines the same month as the effective date of this Agreement, the Billing Date shall be the same day of the month determined on the first business day of the preceding month. If Your initial Billing Cycle occurs in the month after the effective date of this Agreement, the Billing Date shall be the one determined on the first day of the month in which the effective date of this Agreement occurs.

Money Center Commercial Banks. In the event more than one Reference Rate is published by the Wall Street Journal for any applicable day, the lowest rate so published shall apply. In the event such a Reference Rate does not appear in the Wall Street Journal, we will select a new Reference Rate that is based upon comparable information, and if necessary, a substitute "Margin", so that the change in the Reference Rate results in substantially the same Annual Percentage Rate required under the previous Reference Rate.

The rates of interest ("Annual Percentage Rate") will be determined and will vary based upon a "Performance Rating". This rating shall be the prime rate of interest as published in the Money Rates Section of the Wall Street Journal on the first business day of each month, regardless of when such rates were quoted by the Commerical Banks to the Wall Street Journal. The Performance Rate is defined by the Wall Street Journal as the base rate on corporate loans to the Wall Street Journal.

(15) Principal necessary to reduce the Outstanding Balance of your account to your Credit Limit; and (6) any past due payments. The payment due date for each Billing Cycle is approximately twenty-five (25) days after the close of the Billing Cycle. During the Closed-End Repayment Term you agree to pay-on or before the payment due date shown on each Periodic Billing Statement a minimum payment due amount in the same way as above, plus 1/240th of your initial Closed-End Principal Balance (the Principal Balance is used by you to determine the Revolving Line of Credit). If you have used an Equity Source Account that has a balance passed to your account as of the Revolving Line of Credit), and that check is subsequently paid by us as provided in Paragraph 2 (C) of the Conversion Date, a detailed payment thereafter will include, instead of 1/240th of your initial Closed-End Balance, a principal payment of that which has a numerator of 1 and a denominator equal to the number of Billing Cycles left in the Closed-End Repayment Term, so that your account is fully paid in substantially equal installments.

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RIDER - LEGAL DESCRIPTION

UNIT NUMBER 11- "B" AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL) LOT 4 AND NORTH 1/2 OF LOT 5 IN BLOCK 1 IN EAST END SUBDIVISION OF THE PART OF THE SOUTH 7.86 CHAINS OF THE SOUTH WEST FRACTIONAL 1/4 OF SECTION 12 AND OF THE NORTH 10 CHAINS OF THE NORTH WEST FRACTIONAL 1/4 OF SECTION 13, LYING EAST OF THE EAST LINE OF PARK AVENUE IN TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT FROM SAID PREMISES THE EAST 8 FEET THEREOF TAKEN FOR AN ALLEY) IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY THE NATIONAL BOULEVARD BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 28, 1969 AND KNOWN AS TRUST NUMBER 3229 RECORDED IN THE OFFICE OF RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 21607006, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

20-12-114-046-1026

MORTGAGOR FURTHERMORE EXPRESSLY GRANTS TO THE MORTGAGEE ITS SUCCESSORS AND ASSIGNS AS RIGHTS AND EASEMENTS APPURTEnant TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE AFOREMENTIONED DECLARATION AND ALL OTHER RIGHTS AND EASEMENTS OF RECORD FOR THE BENEFIT OF SAID PROPERTY. THIS MORTGAGE IS SUBJECT TO ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS, COVENANTS, AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THIS RIDER IS ATTACHED TO AND MADE A PART OF THIS MORTGAGE DATED JULY 28, 1992 A.D.

DPS 049

COOK COUNTY CLERK'S OFFICE

If you abandon the property, or if, after notice by us to you that the condemnor offers to make an award or settle a claim for damages, you fail to respond to us within thirty (30) days after the date the notice is given, we are authorized to collect and apply the proceeds of your claim either to reacquisition or cancellation of the property or to the sums secured by this Mortgage, whether or not then due.

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

10. YOU'RE NOT RELEASED; FORBEARANCE BY US NOT A WAIVER. Extension of the time for payment or modification of amortization of the sums secured by this Mortgage granted by us to any successor in interest of yours shall not operate to release the liability of your original successor in interest. We shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Mortgage by reason of any demand made by you or your successors in interest. Any forbearance by us in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

11. SUCCESSOR AND ASSIGNS BOUND; JOINT AND SEVERAL LIABILITY; CO-SIGNERS. The covenants and agreements of this Mortgage shall bind and benefit our and your successors and assigns, subject to the provisions of paragraph 19. Your covenants and agreements shall be joint and several. Any Mortgagor who co-signs this Mortgage but does not execute the Agreement (a) is co-signing this Mortgage only to mortgage, grant and convey that Mortgagor's interest in the property under the terms of this Mortgage; (b) is not personally obligated to pay the sums secured by this Mortgage; and (c) agrees that we and any other Mortgagor may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Mortgage or the Agreement without that Mortgagor's consent. Such a Mortgagor is identified below by executing this Mortgage as an "Other Owner" of the Property.

12. LOAN CHARGES. If the Agreement secured by this Mortgage 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 you which exceeded permitted limits will be refunded to you. We may choose to make this refund by reducing the principal owed under the Agreement or by making a direct payment to you. If a refund reduces principal, the reduction will be treated as a partial prepayment without any pre-payment charge under the Agreement.

13. NOTICES. Any notice to you provided for in this Mortgage 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 you designate by notice to us. Any notice to us shall be given by first class mail to our address stated herein or any other address we designate by notice to you. Any notice provided for in this Mortgage shall be deemed to have been given as provided in this paragraph.

14. GOVERNING LAW; SEVERABILITY. This Mortgage shall be governed by federal law and regulation and the law of the jurisdiction in which the property is located. In the event that any provision or clause of this Mortgage or the Agreement conflicts with applicable law, such conflict shall not affect other provisions of this Mortgage or the Agreement which can be given effect without the conflicting provision. To this end the provisions of this Mortgage and the Agreement are declared to be severable.

15. YOUR COPY. You shall be given one conforming copy of the Agreement and of this Mortgage.

16. PRIOR MORTGAGES. You covenant and agree to comply with all of the terms and conditions and covenants of any mortgage, trust deed or similar security instrument affecting the property which has or may have priority over this Mortgage, including specifically, but not limited to, timely making the payments of principal and interest due thereunder. Your failure to make such payments or keep such terms, conditions, and covenants as provided for in such prior mortgages, trust deeds or security agreements shall constitute a default under this Mortgage, and we may invoke the remedies specified in paragraph 20 hereof.

17. DEFAULT. (a) The occurrence of any of the following events shall constitute a default by you under this Mortgage: (1) failure to pay when due any sum of money due under the Agreement or pursuant to this Mortgage, or the Security Agreement; (2) your action or inaction adversely affects our security for the Agreement or any right we may have in that security; (3) you gave or give us any false or materially misleading information in connection with any Loan to you or in your application for the Equity Source Account; (4) title to your home, the property, is transferred as more fully described in paragraph 19 below; or (5) any of you die.

(b) If you are in default under the Agreement or this Mortgage, we may terminate your Equity Source Account and require you to pay immediately the principal balance outstanding, any and all interest you may owe on that amount, together with all other fees, costs or premiums charged to your account. The principal balance outstanding under the Agreement after default shall continue to accrue interest until paid at the rate provided for in the Agreement as if no default had occurred. In addition to the right to terminate your Equity Source Account and declare all sums immediately due and owing under the Agreement, in the event of a default, we shall have the right to refuse to make additional Loans to you under the Agreement, reduce your Credit Limit. If we refuse to make additional Loans to you after default, but do not terminate your account, you must notify us in writing if you would like to obtain further Loans and can demonstrate that the condition that led us to the default no longer exists.

18. RIGHT TO REDUCE LINE OF CREDIT. We may, during the Revolving Line of Credit Term, reduce your Credit Limit or suspend your credit privileges (refuse to make additional Loans) if: (a) the value of your property drops significantly below the appraised value upon which the Agreement was based; (b) a material change in your financial circumstances gives us reason to believe that you will not be able to make the required payments; (c) governmental action precludes us from charging the Annual Percentage Rate permitted by the Agreement or governmental action adversely affects our lien priority such that the value of our security interest falls below 120 percent of your Credit Limit; (d) the cap on the maximum Annual Percentage Rate provided in the Agreement prevents us from increasing the Annual Percentage Rate to match one or more increases in the Reference Rate; (e) we are notified by our Regulatory Agency that continuing to make Loans constitutes an unsafe and unsound practice; or (f) you are in default of any material obligation under the Agreement. If we refuse to make further Loans to you, but do not terminate your Equity Source Account, you must notify us in writing if you would like to obtain further loans and can demonstrate that the conditions that gave us the right to refuse to make further Loans has changed.

19. TRANSFER OF THE PROPERTY. If all or any part of the property, or an interest therein is sold or transferred by you or if the beneficial interest or any part thereof in any land trust holding title to the property is assigned, sold or transferred, or if you or the title holding trust enters into Articles of Agreement for Deed or any agreement for installment sale of the property or the beneficial interest in the title holding land trust, without our prior written consent, excluding (a) the creation of a purchase money security interest for household appliances, (b) a transfer by devise, descent or by operation of law upon the death of a joint tenant, or (c) the grant of any household interest of three (3) years or less not containing an option to purchase, we may, at our option, declare all sums secured by this Mortgage to be immediately due and payable.

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DPG 1125

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market value of the property immediately before the taking. Any balance shall be paid to you. In the event of the sale of the property, or if the property is otherwise disposed of, you are entitled to receive the amount of the property held by the holder of the mortgage. If the total amount of the sums received by this mortgage shall be reduced by the date of the sale, the holder of the property, unless you and we agree in writing to the contrary, shall be entitled to receive the amount of the property held by this mortgage.

In the event of the sale of the property, the proceeds shall be applied to the sums received by this mortgage. Any balance shall be paid to us. The holder of the property, or if the property is otherwise disposed of, you are entitled to receive the amount of the property held by this mortgage.

8. CONDEMNATION. The proceeds of any award or condemnation shall be applied to the property, or if the property is otherwise disposed of, you are entitled to receive the amount of the property held by this mortgage.

If we require mortgage insurance in addition to the required amount for the insurance term, you shall pay the premiums required to maintain the insurance in effect until such time as the requirement for the insurance terminates in accordance with your and our written agreement or applicable law.

If we require mortgage insurance as a condition of making the loan secured by this mortgage, you shall pay the premiums required to other than us to you upon notice from us to you requesting payment.

Unless you and we agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the rate provided in the Agreement of Payment, or thereafter, upon notice from us to you requesting payment. Any amounts disbursed by us under this paragraph shall become additional debt of yours secured by this mortgage.

Not have to do so.

Attorneys' fees and advertising on the property to make repairs. Although we may take action under this paragraph, we do

include paying any sums received by a lessor which has priority over this mortgage. Apportioning realizable property is necessary to protect the property and our rights in the property. Our action may do and pay for whatever is necessary to protect the property and our rights in the property, then we may

and agreements contained in this Agreement, or there is a proceeding in bankruptcy, probate, for condemnation or to enforce laws (regulations), then we may

substantially change the property to determine the amount of damage to the property. You shall not destroy, damage or

abandon the property, or if you do so, the mortgage will be released by us to the lessor.

You shall comply with the provisions of this lease, and if you acquire fee title to the property, the lessor is on a leasehold, due date of the payment referred to in paragraph 1 and 2 or change in amount of the payment. If under paragraph 20, unless we and you otherwise agree in writing, any application of proceeds to principal shall not extend the date of payment.

Mortgage, whether or not then due, the 30-day period will begin when the notice is given.

The lessor uses the proceeds to repair or restore the property or to pay sums received by this

not answer within thirty (30) days a notice from us that the lessor has failed to settle a claim, we may collect sums received by this mortgage, whether or not then due, with any excess paid to you. If you abandon the property, or do

or repair is not reasonably feasible or our security would be breached, the lessor may proceed to the lessor's expense, if the restoration of the property is not reasonable, if the restoration

property damage, if the restoration of the property is reasonably feasible and our security is not breached, if the restoration

unless we and you otherwise agree in writing, insurance proceeds shall be applied to repair or replacement of parts of the

of loss it not made promptly by you.

In the event of loss you shall give prompt notice to the lessor or collector and us. We may make proof

and removal notices. In the event of loss you shall give prompt notice to the lessor or collector and us. We may make proof

have the right to hold the lessor and removal, if we require, you shall promptly give to us all receipts of paid premiums

All insurance policies and renewals shall be subject to our approval which shall not be unreasonable.

carrier providing the insurance that, if chosen by you subject to our approval, shall not be unreasonable.

This insurance shall be maintained within the term, extended coverage, and any other hazard for which we

insured against loss by fire, any hazard insured within the term, extended coverage, and any other hazard for which we

make these payments, you shall keep the improvements now existing or hereafter erected on the property

of damage, whether or not then due, the 30-day period will begin when the notice is given.

obligations in this instrument, and lessor shall be liable to us all amounts to be paid under this paragraph, if you

property which may attain priority over this mortgage, and lessor shall be liable to us all amounts to be paid under this

4. CHARGES LENS. You shall pay all taxes, assessments, charges, fines and impossible arbitration to the

application of damages only.

arrears balance. Charges incurred pursuant to paragraph 7 hereof will be treated as Finance Charges for purposes of

periodic billing statement date and prior to the date of payment was received by us. Any remaining amount will relate to

periodic billing balance. Any balance of payment will be applied to payment of all finance charges which accrue after the

due, (5) insurance premiums billed but not yet paid due to the arrear statement; and (6) payment of any outstanding

(7) any other charge, including insurance premiums, authorized by the Agreement; (4) Finance Charges billed but not paid

statement in the following order: (1) insurance premiums billed and part due; (2) any annual fees which is due and payable;

paid. The balance of finance charges and the statement of the initial closed-end periodic billing

due statement, until all past due finance charges and the statement of the initial closed-end periodic billing

balance due for the same Periodic Billing Statement. Payments will then be applied to Finance Charges and the

statement, if any, and then during the Closed-end Preparation Term) to the first oldest past due statement, and then to Finance Charges and the

agreement and this mortgage shall be applied, first to the Finance Charges stated in your old statement past due periodical billing

with proof of payment of such funds in arrears.

The above and foregoing provisions contained in this paragraph 2 relating to your old statement past due periodical billing

with proof of payment of such funds in arrears.

than immediately prior to the date of its acquisition by us, we shall apply, no later

than to you any funds held by us. If under Periodic Graph 2, the property is sold or acquired by us, any funds held by us at the time of application

upon payment in full of all sums secured by this Mortgage.

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20. ACCELERATION; REMEDIES. We shall give notice to you prior to acceleration following your breach of any covenant or agreement in this Mortgage (but not prior to acceleration under paragraph 21) 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 you, 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 Mortgage, foreclosure by judicial proceeding and sale of the property. The notice shall further inform you of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the nonexistence of a default or any other defense to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, at our option, we may require immediate payment in full of all sums secured by this Mortgage without further demand and may foreclose this Mortgage by judicial proceeding. We shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 20, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

21. POSSESSION. Upon acceleration under paragraph 20 or abandonment of the property and at any time prior to the expiration of any period of redemption following judicial sale, we (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 we or the Receiver collect 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 Mortgage.

22. RELEASE. Upon payment of all sums secured by this Mortgage, we shall release this Mortgage without charge to you. We shall pay any recordation costs.

23. WAIVER OF HOMESTEAD. You waive all right of homestead exemption in the property.

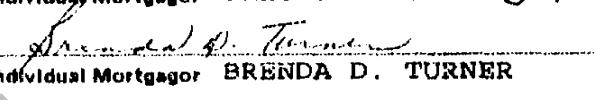
24. TRUSTEE EXCULPATION. If this Mortgage is executed by an Illinois land trust, trustee executes this Mortgage as trustee as aforesaid, in the exercise of the power and authority conferred upon and vested in it as such trustee, and it is expressly understood and agreed by us and by every person now or hereafter claiming any right or security hereunder that nothing contained herein or in the Agreement secured by this Mortgage shall be construed as creating any liability on the trustee personally to pay said Agreement or any interest that may accrue thereon, or any indebtedness accruing hereunder or to perform any covenants either express or implied herein contained, all such liability, if any, being expressly waived, and that any recovery on this Mortgage and the agreement secured hereby shall be solely against and out of the property hereby conveyed by enforcement of the provisions hereof and of said Agreement, but this waiver shall in no way affect the personal liability of any individual co-maker or guarantor of the Agreement.

Dated: JULY 28, 1992

IF MORTGAGOR IS AN INDIVIDUAL:


Individual Mortgagor THEODORE R. TURNER, JR.

Other Owner

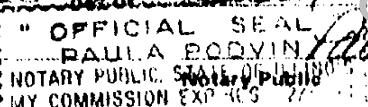

Individual Mortgagor BRENDA D. TURNER

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that THEODORE R. TURNER, JR. AND BRENDA D. TURNER, HIS WIFE

personally known to me to be the same person whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that THEY signed, sealed and delivered the said instrument as THEIR free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 22nd day of July, 1992.
Commission Expires: 2/5/94



IF MORTGAGOR IS A TRUST:

not personally but solely as trustee as aforesaid

By: _____ (Title)

ATTEST: _____
Its _____ (Title)

STATE OF ILLINOIS)
) SS
COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

President and Secretary, respectively, appeared before me this day in person, and acknowledged that they signed and delivered the said instrument as their own free and voluntary acts and as the free and voluntary act of said corporation, as Trustee, for the uses and purposes therein set forth, and the said Secretary did also then and there acknowledge that he, as custodian of the corporate seal of said corporation did affix the said corporate seal of said corporation to said instrument as his own free and voluntary act, and as the free and voluntary act of said corporation, as Trustee, for the uses and purposes therein set forth.

Given under my hand and official seal, this _____ day of _____

Commission Expires:

Calumet Federal Savings Bank
One North Dearborn Street
Chicago, IL 60603

Notary Public

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DPS 1128

THIS CONDOMINIUM RIDER is made this 28TH day of JULY, 1992, 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 Equity Source Account Agreement with Citibank, Federal Savings Bank (the "Lender") of the same date and covering the Property described in the Security Instrument and located at:

5471 SOUTH HYDE PARK BLVD. - UNIT 11B, CHICAGO, ILLINOIS 60615

(Property Address)

The Property includes a unit in, together with an undivided interest in the common elements of, a condominium project known as: 5471 SOUTH HYDE PARK BLVD., 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 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 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 or claim for damages, direct or consequential, payable to Borrower in connection with any condemnation or other taking of all or any part of the Property, whether of the unit or of the common elements, or for any conveyance in lieu of condemnation, are hereby assigned and 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 after notice to Lender and with Lender's prior written consent, either partition or subdivide the Property or consent to:

(i) the abandonment or termination of the Condominium Project, except for abandonment or termination required by law in the case of substantial destruction by fire or other casualty or in the case of a taking by condemnation or eminent domain;

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

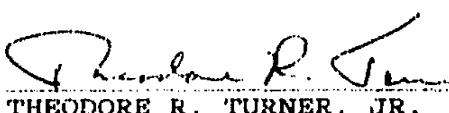
(iii) termination of professional management and assumption of self-management of the Owners Association; or

(iv) any action which would have the effect of rendering the public liability insurance coverage maintained by the Owners Association unacceptable to Lender.

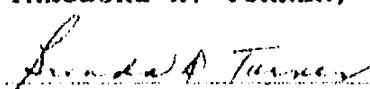
F. Remedies. If Borrower does not pay condominium dues and assessments when due, then Lender may pay them. Any amounts disbursed by Lender under this paragraph F shall become additional debt of Borrower secured by the Security Instrument. Unless Borrower and Lender agree to other terms of payment, these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

(Seal)
-Borrower


THEODORE R. TURNER, JR.
(Seal)
-Borrower

(Seal)
-Borrower


BRENDA D. TURNER
(Seal)
-Borrower
(Sign Original Only)

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