PREPARED BY: JODI JUSTIC

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RECORD AND RETURN TO:

HIDLAND FINANCIAL MORTGAGES, INC. 1821 WALDEN OFFICE SQUARE-STE. 555 a harrier that with the production of the state of the st SCHAUMBURG, ILLINOIS 60173-4273

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THE TERMS OF THIS LOAN CONTAIN PPOVISIONS WHICH WILL REQUIRE A BALLOON PAYMENT AT MATURITY.

THIS MORTGAGE ("Sour'ty Instrument") is given on JUNE 24, 1992 . The mortgagor is JAMES N. TURNEK, A SINGLE PERSON

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("Borrower"). This Security Instrument is given to TOMAN ASSISTANCE TOWN ASSISTANCE TOWN ASSISTANCE TO THE CORDING \$37.

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which is organized and existing under the laws of STATE OF IOWA address is 206 6TH AVENUE-SUITE 101
DES MOINES, IOWA 50309 ("Lender"). Borrower owes Lender the principal sum of SEVENTY SIX THOUSAND

DES MOINES, IOWA 50309 ("Lender"). Borrower owes Lender the principal sum of SEVENTY SIX THOUSAND AND 00/100 Dollars (U.S.\$ 76,000.00). 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 on 700.Y. 1, 1997.

This Security 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 in rest, 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 con 'ey to Lender the following described property located in COOK County, Illinois: न्द्रकार, जनवर्षको । अन्य अंग्रेष्ट के कारण को कुन्यकार के निर्माण का मांच प्राप्तको अने का कुन्य कुनाय के का व

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which has the address of 181 INVERNESS COURT, ELK GROVE VILLAGE Street, City, Which has the address of the property of the control of the contro

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more of the actions set forth above within 10 days of the giving of notice.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) contests in good faith the lien by, or defends against enforcement of the lien; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which may attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Borrower shall satisfy the lien or take one or

which may attain priority over this Security Instrument, and lesschold payments or ground rents, if any. Borrower shall pay them on time directly to the person owed payment, Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph. If Borrower makes these payments directly, Borrower shall promptly furnish to Lender receipts evidencing the payments.

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

4. Charges; Lieus, Borrower shall pay all taxes, assessments, charges, fines and impositions at always to the Property

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

Funds held by Lender, it, under paragraph 21, Lender and admit of acquisition or sale as a credit against the sums secured by the Property, shall apply any Funds held by Lender at the time of acquisition or sale as a credit against the sums secured by the Secure of th

Upon payment in full of all sums secured by this Security Instrument, Land a shall promptly refund to Borrower any Funds held by Lender paragraph 21, Lender shall acquire or sell the Property. Lander, prior to the acquisition or sale at a credit against the sums secured by a credit against the sums secured by

for the excess runds in accordance with the requirements of applicance few. If the amount of the fraction the fraction that is not sufficient to pay the fractor lients when the deficiency. Bo row it shall make up the deficiency in no more than twelve monthly payments, at Lender's sole discretion.

If the Funds held by Lender exceed the amounts permitted to be pplicable law, Lender shall account to Borrower for the cases. Funds in account the requirements of applicable law. If the amount of the Funds held by Lender at any

(including Leader, if Leader is such as i saitution) or in any Federal Home Loan Bank. Leader shall apply the Funds to gay the Escrow Items, Leader may not charge Borover for holding and applying the Funds, annually analyzing the escrow account, or a charge, However, Leader may require Borrover interest on the Funds and applicable law perovers and leader may require Borrover, to pay a one-time charge for an independent real estate tax reporting service a charge, However, Leader may require Borrover, to pay a one-time charge for an independent real estate tax reporting service applicable law provides otherwise. Unless an agreement is made or applicable law provides otherwise. Unless an agreement is made or applicable law provides otherwise. Unless an agreement is made or Borrower, Leader may agree in writing, however, the interest shall be paid on the Funds. Leader shall give to Borrower, without charge, an annual accounting of the Funds, showing ordits and debits to the Funds and the Funds are pledged as additional security for all sums secured by this Security Instrument.

Escrow Items or otherwise in accordance with applicable law.
The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or epitty

Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") for: (a) yearly taxes and assessments which may attain priority over this Security Instrument as a lien on the Property; (b) yearly lesschold payments or ground rents on the Property, if any; (c) yearly hazard or property insurance premiums, if any; (e) yearly mortgage insurance premiums, if any; (a) yearly mortgage insurance premiums, if any; and (f) any sums payable by Borrower to Lender, in accordance with the provisions of paragraph 8, in lieu of the payment of mortgage insurance premiums. These items are called "Escrow Items." Lender may, at any time, collect and hold Funds in an amount a lender for a federally related mortgage for any trequire for Borrower's escrow account under the federal Real Estate Settlement Procedures Act of related mortgage for any trequire for Borrower's escrow account under the federal Real Estate Settlement Procedures Act of 1974, as amount 1 so, time, 12 U.S.C. Section 2601 at seq. ("RESPA"), unless another law that applies to the Englands as lesser amount 1 so. Lender may, at any time, collect and hold Funds in an amount not to exceed the lesser angular law, items or otherwise in accordance with applicable law.

principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note.

2. Funds for Taxes and Insurance. Subject to applicable law or to a written waiver by Lender, Borrower shall pay to

I. Payment of Principal and Interest; Prepayment and Late Charges. Borrower shall promptly pay when due the

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

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

THIS SECTIBILY INSTRUMENT complines uniform coverants for national use and non-uniform coverants with limited

grant and convey the Property and that the Property is unencombered, except for encumbrances of record. Borrower warrants 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.

TOGETHER WITH all the improvements now or hereafter enoted on the property, said all assurances, and factions now or hereafter a part of the property. All replacements and additions shall also be covered by thus Security Instrument as the "Property."

5. Hazard or Property Insurance, Horrower Hall-keep the improvements how existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage" and any other hazards, including floods or flooding, for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's approval which shall not be unreasonably withheld. If Borrower fails to maintain coverage described above, Lender may, at Lender's option, obtain coverage to protect Lender's rights in the Property in accordance with paragraph 7.

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

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

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, if the restoration or repair is economically feasible and Lender's security is not lessened. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. If Borrower abandons the Property, or does not answer within 30 days a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may collect the insurance proceeds. Lender may use the proceeds to repair or restore the Property or to pay sums secured by this Souri y 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 paragraph 21 the Troperty is acquired by Lender, Borrower's right to any insurance policies and proceeds resulting from damage to the Property prior to the acquisition shall pass to Lender to the extent of the sums secured by this Security Instrument

immediately prior to the acquisition.

- 6. Occupancy, Preservation, Maintenance and Protection of the Property; Borrower's Loan Application; Leaseholds. Borrower shall occupy, establish, and use he Property as Borrower's principal residence within sixty days after the execution of this Security Instrument and shall continue to escupy 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 value on the Property. Borrower shall be in default if any forfeiture action or proceeding, whether civil or criminal, is begue 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 injuriate information or statements to Lender (or failed to provide Lender with any material information) in connection with the lean evidenced by the Note, including, but not limited to, representations concerning Borrower's occupancy of the Property as a print pall residence. If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.
- 7. Protection of Lender's Rights in the Property. If Borrower 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 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 lien which has priority over this Security Instrument, opcoring in court, paying reasonable attorneys' fees and entering on the Property to make repairs. Although Lender may take action under this paragraphy 7. Lender does not have to do so.

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

8. Mortgage Insurance. If Lender required mortgage insurance as a condition of making the loan secured by this Security Instrument, Borrower shall pay the premiums required to maintain the mortgage insurance in effect. If, for any reason, the mortgage insurance coverage required by Lender lapses or ceases to be in effect, Borrower shall pay the premiums required to obtain coverage substantially equivalent to the mortgage insurance previously in effect, at a cost substantially equivalent to the cost to Borrower of the mortgage insurance previously in effect, from an alternate mortgage insurer approved by Lender, If substantially equivalent mortgage insurance coverage is not available. Borrower shall pay to Lender each month a sum equal to one-twelfth of the yearly mortgage insurance premium being paid by Borrower when the insurance coverage lapsed or ceased to be in effect. Lender will accept, use and retain these payments as a loss reserve in lieu of mortgage insurance. Loss reserve

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

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

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

prepayment charge under the Note.

payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any Borrower, Lender may choose to make this refund by reducing the principal owed under the Not or by making a direct to the permitted limit; and (b) any sums already collected from Borrower which exceeded perm the limits will be refunded to loan exceed the permitted limits, then; (a) any such loan charge shall be reduced by the amount accessary to reduce the charge and that law is interpreted so that the interpreted to other loan charges collected or to be collected in connection with the 13. Logn Charges, If the loan secured by this Security Instrument is subject to a is windich sets maximum loan charges,

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

exercise of any right or remedy.

successors in interest. Any forbearance by Lender in exertising any right or remedy shall not be a waiver of or preclude the of the sums secured by this Security Instrument by reas not any demand made by the original Borrower or Borrower's commence proceedings against any successor in interest to extend time for payment or otherwise modify amortization not operate to release the liability of the original Pur ower or Borrower's successors in interest. Lender shall not be required to of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall 11. Borrower Not Released; Forbxerant 2 By Lender Not a Waiver, Extension of the time for payment or modification

estranged the community of the monthly provided to the language of the control of the control of the control of

Unless Lender and Borrower of crwise agree in writing, any application of proceeds to principal shall not extend or secured by this Security Instrument, whether or not then due. Lender is authorized to collect and apply the proceeds, at its option, either to restoration or repair of the Property or to the sums?

award or settle a claim for samages. Borrower fails to respond to Lender within 30 days after the date the notice is giver,

If the Property is combined by Borrower, or if, after notice by Lender to Borrower that the condemnor offers to make af be applied to the sums accured by this Security instrument whether or not the sums are then due. taking, unless Borrower and Lender otherwise agree in writing or unless applicable law otherwise provides, the proceeds shall to market value of the Property immediately before the taking is less than the amount of the sums secured immediately before the before, the laking. Any balance shall be paid to Borrower, in the event of a partial taking of the Property in which the fair amount of the sums secured immediately before the taking, divided by (b) the fair market value of the Property immediately this Security Instrument shall be reduced by the amount of the proceeds multiplied by the following fraction: (a) the lotal Security Instrument immediately before the taking, unless Borrower and Lender otherwise agree in writing, the sums secured by market value of the Property immediately before the taking is equal to or greater than the amount of the sums secured by this 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 In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Security Instrument,

shall be paid to Lender.

condemnation of other taking of any part of the Property, or for conveyance in itea of condemnation, are hereby assigned and 19. Condemnation, The proceeds of any award or claim for damages, direct or consequential, in connection with any Borrower police at the time of or prior to an inspection specifying reasonable cause for the inspection.

9. Inspection. Lender or its agent may make reasonable entries upon and inspections of the Property. Lender shall give

insurance ends in accordance with any written agreement between Borrower and Lender or applicable law. the premiums required to maintain mortgage insurance in effect, or to provide a loss reserve, until the requirement for mortgage that Lender requires) provided by an insurer approved by Lender again becomes available and is obtained. Borrower shall pay payments may no longer be required, at the option of Lender, if mortgage insurance coverage (in the amount and for the period

17. Transfer of the Property or a Benetici it Interestin Laure wer, 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

permitted by this Security Instrument without further notice or demand on Borrower.

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

19. Sale of Note; Change of Loan Servicer. The Note or a partial interest in the Note (together with this Security Instrument) may be sold one or more times without prior notice to Borrower. A sale may result in a change in the entity (known as the "Loan Servicer") that collects monthly payments due under the Note and this Security Instrument. There also may be one or more changes of the Loan Servicer unrested 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.

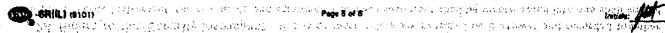
20. Hazardous Substances. Borrower shall not cross or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property that is in violation of any Environmental Law. The p eceding 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 navorigation, 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. 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 doubted as toxic or hazardous substances by Environmental Law and the following substances: gasoline, kerosene, other flammels of cr. 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 federal 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 Borrower. Borrower shall pay any recordation costs.
  - 23. Waiver of Homestead. Borrower waives all right of homestead exemption in the Property. Form 3014 9/90



Second Home Rider Siwaekly Payment Rider

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Vitwood sint to trad a orem (strebit ent fi as fromustant vitwood sint to stronge bus strangeres and from since with this Security instrument, the coverants and spreements of each ruch rider shall be incorporated into and shall amend 24, Hiders to this Security instrument. If one or more riders are executed by Borrower and recorded together

BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and

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2005-29541

UNIT 17-1 IN THE EASTHAMPTONS TOWNHOME CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): THAT PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM MADE BY CENTEX HOMES CORPORATION, FORMERLY KNOWN AS CENTEX HOMES ENTERPRISES, INC. -- ILLINOIS DIVISION, A NEVADA CORPORATION, DATED DECEMBER 3, 1986, AND RECORDED DECEMBER 19, 1986, AS DOCUMENT NUMBER 86608977, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME, IN The The Control of Con COOK COUNTY, ILLINOIS.

07-26-201-017-1117

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### UNOFFICIAL COPY &

#### CONDOMINIUM RIDER

THIS CONDOMINIUM RIDER is made this 24TH day of JUNE

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 Note to

MIDLAND FINANCIAL MORTGAGES, INC.

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

181 INVERNESS COURT, ELK GROVE VILLAGE, ILLINOIS 60007

(Property Address)

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

EAST HAMPTONS TOWNHOME CONDOMINIUM ASSN.

(Name of Condominium Project) (the "Con or Inium 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 banefits of Borrower's interest.

CONDOMINATY COVENANTS. In addition to the covenants and agree as follows: In addition to the covenants and agreements made in the

A. CONDOMINION COVENANTS. 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; লাও (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 "blinket" 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 file and hazards included within the term "entended coverage," (i) Lender walves the provision in Uniform Covenant 2 for the monthly payment to Lender of one-twelfth of the yearly premium install cents for hazard insurance on the Property; and

(ii) Borrower's obligation under Utilform Covenant 5 to maintain hazard insurance coverage on the Property is deemed satisfied to the extant 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 of to common elements, any proceeds payable to the Borrower are hereby assigned and shall be paid to Lenger for application to the sums secured by the Security Instrument, with any excess paid to Borrower.

C. PUBLIC LIABILITY INSURANCE. Borrower shall take surin 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 to 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 conveyence 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.
- E. LENDER'S PRIOR CONSENT. Borrower shall not, except after notice to Lander and with Lender's prior written consent, either partition or subdivide the Property or consent to:
- 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 casu alty 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 Lander;
- (iii) termination of professional management and assumption of self-management of the Owners
- (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 Lander to Borrower requesting payment.

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

(Seel)	Lames h. Turner	(Seel)	
Borrower	AMES N. TURNER		
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THIS BALLOON RIDER IS made this 24TH day of JUNE	1992 and to incomparated
into and shall be deemed to amend and supplement the Mortgage, Dead of '	· · · · · · · · · · · · · · · · · · ·
Instrument") of the same date given by the undersigned (the "Borrower") to seci	ure the Barrawer's Note to
MIDLAND FINANCIAL MORTGAGES, INC.	
(the "Lender") of the same date and covering the property described in the Secu	rity instrument and located at
181 INVERNESS COURT	
ELK GROVE VILLAGE. ILLINOIS 60007	

(Property Address)

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 COVENANTS. In addition to the sovenants and agreements in the Security Instrument, Borrower and Lender further covenant and agree as follows (despite anything to the contrary contained in the Security Instrument or the Note):

#### 1. CONDITIONAL MODIFICATION AND EXTENSION OF LOAN TERMS

At the materity date of the Note and Security Instrument (the "Note Maturity Date"), I will be able to extend the Note Maturity Date to JULY 1 , 2022 , (the "Extended Maturity Date") and modify the Note Rate to the "Nodified Note Rate" determined in accordance with Section 3 below if all the conditions provided in Sections 2 and 5 t allow are met (the "Conditional Modification and Extension Option"). If those conditions are not met, I understand that the rate Holder is under no obligation to refinance the Note, or to modify the Note, reset the Note Rate or extend the Note Date, and that I will have to repay the Note from my own resources or find a lander willing to lend me the money to repay the Note.

#### 2. CONDITIONS TO OPTION

If I want to exercise the Conditional Modification and Extension Option, certain conditions must be met as of the Note Maturity Date. These conditions are: (1) I must still be the owner and occupant of the property subject to the Security Instrument (the "Property 3; (2) 3 must be current in my monthly payments and cannot have been more than 30 days late on any of the 12 scheduled monthly payments immediately preceding the Note Maturity Date; (3) there are no liens, defects, or encumbrances against the Property, or other adverse matters affecting title to the Property (except for taxes and special assessments not yet the and payable) arising after the Security Instrument was recorded; (4) the Modified Note Rate cannot be more than 5 percentage points above the Note Bate; and (5) I must make a written request to the Note Holder as provided in Section 1) Falow.

#### 3. CALCULATING THE MODIFIED NOTE RATE

The Modified Note Rate will be a fixed rate of infurest equal to the Federal Home Loan Mortgage Corporation's required net yield for 30-year fixed rate mortgages subject to a 60-day mandatory delivery commitment, plus one-half of one percent (0.5%), rounded to the nearest on analytic of one percent (0.125%) (the "Modified Note Rate"). The required net yield shall be the applicable net yield in affect on the date and time of day that I notify the Note Holder of my election to exercise the Conditional Modification, and Extension Option. If this required net yield is not available, the Note Holder will determine the Modified Note Rate by using comparable information.

#### 4. CALCULATING THE NEW PAYMENT AMOUNT

Provided the Modified 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 determine the amount of the monthly payment that will be sufficient to repay in full (a) the unput principal, plus (b) accrued but unpaid interest, plus (c) all other sums I will owe under the Note and Security Instrument on the Note Maturity Date (assuming my monthly payments then are current, as required under Section 2 above), we the remaining extended term at the Modified Note Rate in equal monthly payments. The result of this calculation will be the new amount of my principal and interest payment every month until the Note is fully paid.

#### 5. EXERCISING THE CONDITIONAL MODIFICATION AND EXTENSION OPTION

The Note Holder will notify me at least 60 calendar days in advance of the Note Maturity D, te and advise me of the principal, accrued but unpaid interest, and all other sums I am expected to owe on the Note of aurity Date. The Note Helder also will advise me that I may exercise the Conditional Modification and Extension. Cotion if the conditions in Section 2 above are met. The Note Holder will provide my payment record information, togethar with the name, title and address of the person representing the Note Holder that I must notify in order to exercise the Conditional Modification and Extension Option. If I meet the conditions of Section 2 above, I may exercise the Conditional Modification and Extension Option by notifying the Note Holder no earlier than 60 calendar, days and no later than 45 calendar days prior to the Note Maturity Date. The Note Holder will calculate the fixed Modified Note Rate based upon the Federal Home Loan Mortgage Corporation's applicable published required net yield in effect on the date and time of day notification is received by the Note Holder and as calculated in Section 3 above. I will then have 30 calendar days to provide the Note Holder with acceptable proof of my required ownership, occupancy and property lien status. Before the Note Maturity Date the Note Holder will advise me of the new interest rate (the Modified Note Bate), new monthly payment amount and a date, time and place at which I must appear to sign any documents required to complete the required Note Rate modification and Note Maturity Date extension. I understand the Note Holder will charge me a \$250 processing fee and the costs associated with the exercise of the Conditional Modification and Extension Option, including but not limited to the cost of updating the title insurance policy.

BY SIGNING BELOW, BORROWER accepts and agrees to the terms and covenants contained in this Balloon Rider.

\*\*Fance A. Turner (See)

JAMES N. TURNER Bonewer Berrows

(Seal)

(Sign Original Only)

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