

PREPARED BY:
SONIA SOTO
CHICAGO, IL 60611

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COOK COUNTY, ILLINOIS
FILED FOR RECORD

1992 OCT 6 PM MA 2:56

92743839

RECORD AND RETURN TO:

MORTGAGE FUNDING CONSULTANTS, INC.
505 N. LAKE SHORE DRIVE-2ND FLOOR
CHICAGO, ILLINOIS 60611

(Space Above This Line For Recording Data)

MORTGAGE

3161772

358

THIS MORTGAGE ("Security Instrument") is given on **SEPTEMBER 22, 1992**. The mortgagor is **RICHARD M. MACLIN, SINGLE NEVER MARRIED** and whose address is **505 N. LAKE SHORE DRIVE-UNIT 2609, CHICAGO, ILLINOIS 60611**, and whose social security number is **AND DOROTHY G. MACLIN, DIVORCED NOT SINCE REMARRIED** and whose address is **505 N. LAKE SHORE DRIVE-UNIT 2609, CHICAGO, ILLINOIS 60611**.

(*Borrower"). This Security Instrument is given to the effect of the date first written above. **MORTGAGE FUNDING CONSULTANTS, INC.**, whose address is **505 N. LAKE SHORE DRIVE-UNIT 2609, CHICAGO, ILLINOIS 60611**, is hereinafter referred to as "Lender". Borrower owes Lender the principal sum of **ONE HUNDRED FORTY THOUSAND** ⁰⁰/₁₀₀ Dollars (U.S. \$ **140,000.00**). 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 **OCTOBER 1, 2007**.

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 interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender the following described property located in **COOK** County, Illinois:

**PARCEL 1: UNIT 2609 IN LAKE POINT TOWER CONDOMINIUM, AS delineated on
A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
SEE ATTACHED RIDER FOR COMPLETE LEGAL DESCRIPTION**

which has the address of **505 N. LAKE SHORE DRIVE-UNIT 2609, CHICAGO**
Illinois 60611 ("Property Address").
Zip Code **60611**

Street, City,

ILLINOIS-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

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Form 301A 9/00
100-1068

VMP MORTGAGE FORMS • 1313203-8100 • 18001621-201

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BOX 838

100-1068

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Form 304a
Date 8/80
DGS

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Form 304a
Date 8/80

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

In Security Instrument, Lender may give Borrower a notice identifying the lien, Borrower shall satisfy the lien or take out the Security Instrument. If Lender determines that any part of the Property is subject to a lien which may attach prior to or before the instrument of the lien or (c) recovers from the holder of the lien an amount necessary to Lender's option to provide to Lender by, or before, the date of the instrument of the lien in, legal proceedings which in the Lender's opinion provides to Lender to writing to the payee of the obligation recited by the lien in a manner acceptable to Lender; (b) complies in good faith the lien by, or before, the date of the instrument of the obligation recited by the lien in a manner acceptable to Lender; (a) agrees in

Borrower shall promptly advise any lien which has priority over Lender's security interest in the payment of notes.

If Borrower makes these payments directly, Borrower shall promptly furnish to Lender receipts evidencing the payments to the person owed payment. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph, diese obligations in the manner provided in paragraph 2, or if not paid, in full manner, Borrower shall pay directly which may attain priority over this Security Interest, and thereafter shall pay directly which may attain priority over ground rents, if any, Borrower shall pay directly which may attain priority over taxes, assessments, charges, fines and impositions directly to the Property.

4. (Chargers) Lien, Borrower shall pay all taxes, assessments, charges, fines and impositions directly to the Lender, to interest due, to principal due, and late, to any late charge due under the Note.

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

6. Security Instrument, Upon payment in full of all sums secured by this Security Instrument, Lender shall receive any balance remaining in this Fund.

of the Property, shall apply any funds held by Lender at the time of acquisition or sale, or credit against any amounts received by funds held by Lender, if, under paragraph 2, Lender shall acquire or sell the Property, Lender, prior to the acquisition or sale

Upon payment in full of all sums secured by this Security Instrument, Lender shall receive any balance remaining in this Fund.

which to Lender the amount necessary to make up the deficiency in no more than

shall pay to Lender the amount necessary to pay the Encroachment when due, Lender may do so by Borrower in writing, and, in such case Borrower

for the encroachment to pay the amount of application of applicable laws, if, if the amount of the Funds held by Lender in any

of the Funds held by Lender exceed by Lender a note due.

depth to the Funds was made, the Funds are pledged as additional security for all sums received by the Security Instrument.

without charge, an annual accounting of the Funds, showing exactly what is paid on the Funds and the purpose for which each

Borrower and Lender may agree in writing, however, that interests shall be paid on the Funds. Lender shall give to Borrower, applicable law requires interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds

owed by Lender in connection with this loan, unless a applicable law provides otherwise. Unless an agreement is made or

charge. However, Lender may require Borrower to pay a sum-time charge for an independent real estate tax received or

varrying the Encroachment, unless Lender may hold any holding and applying the Funds, annually analyzing the encroachment, or

Encroaching Lender, if Lender is such as mentioned or in any Federal Home Loan Bank, Lender shall apply the Funds to pay the

principal of and interest on the debt evidenced by a federal agency, institutionality, or entity

The Funds shall be held in a bank account which applies to law.

Borrower items or otherwise in accordance with applicable law.

Lender may estimate the amount of Funds due on the basis of current data and reasonable estimates of expenses of future

notes a lesser amount, if any, Lender may, at any time, 12 U.S.C. Section 2601 et seq. ("RSPA"), unless another law applies to the Funds

related mortgage loan may require for Borrower's account under the federal Real Estate Settlement Procedures Act of

Lender may, at any time, collect and hold Funds in an amount not to exceed the maximum amount a lender for a federally

the provisions of paragraph 8, in lieu of the payment of mortgage insurance premiums. There are called "Borrower Items," it may: (a) yearly hazard or property insurance premiums, if any; (b) any sums payable by Borrower to Lender, in accordance with

or round rents on the Property, if any; (c) yearly hazard or property insurance premiums; (d) yearly flood insurance premiums;

and assessments which may attach priority to the Note until the Note is paid in full, a sum ("Fund") for (ii) yearly household payments;

Lender on the day monthly payments are due under the Note, until the Note is paid in full, a written waiver by Lender, Borrower shall pay to

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

principal of and interest on the debt evidenced by the Note and any payment and late charge due the Note.

1. Payment of Principal and Interest, Prepayment and Late Charges, Borrower shall pay when due the

UNIFORM CONTRACTS, Borrower and Lender covenant and agree as follows:

variations by jurisdiction to establish a uniform security instrument covering real property.

THIS SECURITY INSTRUMENT combines uniform covanants for national use and non-uniform covanants with limited

and will defend generally the title to the Property against all claims and suits to any encumbrances of record. Borrower waives,

together with all other rights and remedies 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".

TOGETHER WITH all the improvements now or hereafter erected on the Property, and all attachments, appurtenances, and

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payments may no longer be required, at the option of Lender, if mortgage insurance coverage (in the amount and for the period 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.

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

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

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

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

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

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

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

13. Loan Charges. If the loan secured by this Security Instrument is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge under the Note.

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

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

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

DPS 1002

Form 3014 D/00

OR(LI) 10101

Page 4 of 8 - 2010 Specimen - Please update to reflect current version

This document is a specimen. It is not intended for general distribution. It is intended for use in connection with the preparation of documents for filing with the appropriate state or federal court. It is not intended for use in connection with the preparation of documents for filing with the appropriate state or federal court. It is not intended for use in connection with the preparation of documents for filing with the appropriate state or federal court.

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Form 301a 8/80

Any immovable object situated by Leader under paragraph 7 shall become and remain the property of the Borrower notwithstanding any provision to the contrary in the Note.

Accurated by this security laboratory test, whether or not this type, the 30-day period will begin when the notice is given.

Unless Landlord 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 Landlord reasonably so ordered. If the restoration or repair is not economically feasible or Landlord reasonably would be required, the insurance proceeds shall be applied to the annual property tax bill.

All initiatives policies and renewals shall be acceptable to Leader and shall include a standard meeting clause. Leader shall receive prompt notice to the Leader if not made promptly by Borrower.

5. If insured or Proprietary Insurance, Borrower shall keep the insurance now existing or hereinafter created on the property insured against loss by fire, hazards included within the term "extended coverage" and any other hazard, including

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

18. 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 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 due under the Note and this Security Instrument. There also may be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change in accordance with paragraph 14 above and applicable law. The notice will state the name and address of the new Loan Servicer and the 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 create 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 preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property.

Borrower shall promptly give Lender written notice of any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substances 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 Substances affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law.

As used in this paragraph 20, "Hazardous Substances" are those substances defined as toxic or hazardous substances by Environmental Law and the following substances: gasoline, kerosene, 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 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.

24. Miscellaneous. This instrument is a general power of attorney for the collection of sums due under this instrument. It is not a power of attorney for the collection of sums due under any other instrument.

DPA 10B3

Form 3039 0/00

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"OFFICIAL SEAL"

My Commission Expires: 11/08/94

NOTARY PUBLIC, STATE OF ILLINOIS
CATHERINE M. MARTINELLI
Page 6 of 8
DP-1094

Given under my hand and official seal, this
free and voluntary act, for the uses and purposes therein set forth,
made this day in person, and acknowledged to the foregoing instrument as **THEIR**
permanently known to me to be the same person(s) whose name(s) appears before
RICHAIRD M. MCCLIN, SINGLIE NEVER MARRIED AND
DOROTHY G. MCCLIN, DIVORCED NOT SINCE REMARRIED
county and state do hereby certify that
, a Notary Public in and for said
County County ss: ,
STATE OF ILLINOIS, COOK
, fully understanding
the contents hereof, do hereby acknowledge and declare that the
same is a true copy of the original instrument, and that it is my
true intent and desire so to declare.

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3161772

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RIDGE - LEGAL DESCRIPTION

9 2 7 4 3 0 3 9

PARCEL 1: UNIT 2609 IN LAKE POINT TOWER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

A PART OF LOT 7 IN CHICAGO DOCK AND CANAL CO'S PESHTIGO DOCK ADDITION IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 88309162, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR THE PURPOSES OF STRUCTURAL SUPPORT, INGRESS AND EGRESS, AND UTILITY SERVICES AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 7, 1988 AND KNOWN AS TRUST NUMBER 1043-99-09, DATED JULY 13, 1988 AND RECORDED JULY 14, 1988 AS DOCUMENT 88309160.

17-10-214-011-1485

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66888888

DPS 049

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Property of Cook County Clerk's Office

660-230

660-230

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CONDOMINIUM RIDER

THIS CONDOMINIUM RIDER is made this 22ND day of SEPTEMBER 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 MORTGAGE FUNDING CONSULTANTS, INC.

(the "Lender") of the same date and covering the Property described in the Security Instrument and located at:
505 N. LAKE SHORE DRIVE-UNIT 2609, CHICAGO, ILLINOIS 60611
(Property Address)

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

(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 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; 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 1D.

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

RICHARD M. MACLIN

(Seal)
Borrower

(Seal)
Borrower

DOROTHY G. MACLIN

(Seal)
Borrower

UNOFFICIAL COPY

WILL OF MARY A. BREWER

BEST COPY MADE FROM THE ORIGINAL WHICH IS IN THE hands of the testator,
Mary A. Brewer, and will remain with the same during her life.

Testator recites, etc., as follows:

I, Mary A. Brewer, of 1420 North Paulina Street, Chicago, Illinois,

In the County of Cook and State of Illinois, do make, publish, declare and state as follows:

Itemized and numbered below, I do declare my property, real estate, personalty, cash and credits, to be disposed of as follows:

- 1. All my furniture and household goods, fixtures, articles of clothing, bedding, books, papers, pictures, ornaments, and other personal effects, to be disposed of as follows:
- a. To my daughter, Mrs. John W. Johnson, to be disposed of by her in such manner as she may desire.
- b. To my son, John W. Johnson, to be disposed of by him in such manner as he may desire.
- c. To my granddaughter, Mary, to be disposed of by her in such manner as she may desire.

Itemized and numbered below, I do declare my personalty, cash and credits, to be disposed of as follows:

- 1. To my daughter, Mrs. John W. Johnson, in the sum of One hundred dollars (\$100.00).
- 2. To my son, John W. Johnson, in the sum of One hundred dollars (\$100.00).
- 3. To my granddaughter, Mary, in the sum of One hundred dollars (\$100.00).

Itemized and numbered below, I do declare my personalty, cash and credits, to be disposed of as follows:

- 1. To my son, John W. Johnson, in the sum of Two hundred dollars (\$200.00).
- 2. To my granddaughter, Mary, in the sum of Two hundred dollars (\$200.00).

Itemized and numbered below, I do declare my personalty, cash and credits, to be disposed of as follows:

John W. Johnson is now married, but I have no knowledge of his wife or any child he may have.

John W. Johnson is now married, but I have no knowledge of his wife or any child he may have.

John W. Johnson is now married, but I have no knowledge of his wife or any child he may have.

John W. Johnson is now married, but I have no knowledge of his wife or any child he may have.

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