STORD VEB-13

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(City)	[Sum2]	OTTOO TO SECURE OF	1 CDIT 1170114
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COBK CONMIX BECORDER 1-203 + 4-20-20-20-20-20-20-20-20-20-20-20-20-20-			
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	-0,		
OK COUNTY, ILLINOIS,	MENT NO. 20377715.	K 15' 1968' YZ DOCOL	THEREOF
RDING TO THE PLAT	RECORDER'S OF FICE OF COCHIE AS NOR COUNTY, A LINGE 10, EAS	T WEKIDIYA' IA CC	PRINCIPA
A SUBDIVISION IN	ING RIDGE UNIT NO. 1, BEING	BLOCK I IN HUNT	LOT 25 IN
County, Illinois:	CC/OK	roperty located in	descriped p
orrower's coverants and agreements under this Security nortgage, grant and convey to Lender the following			
interest, advanced under paragraph 7 to protect the			
Note, with interest, and all renewals, extensions and			
	DECEMBER 1 199	, due and payable or	
des for monthly payments, with the full debt, if not		ir uco è sirti sa cisto cimi	dated the si
4OUSAND FIVE HUNDRED AND NO/100 This debt is evidenced by Borrower's note		The Circ was rediculded	render me l
DOMS' If 60008 ("Lender"). Borrower owes		ירום עאפיעויב	
si scorbbe aco		WE OF THE STATE	under the la
which is organized and existing	NOTTGAGE CORPORATION	SHELTERS	given to
("Borrower"). This Security Instrument is		CA	
HOSBAND AND WIFE	ESTER AND MARY A. JESTER,	nortgagor is TOD K. J	1992.The
NOVEMBER 18.	Security Instrument") is given on		
		MORTGAGE	
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\$2	2498626		
• •	 1 1		

(bette f of 2 bettes) with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

URTBNI Family- Franch MacAreddie Mac UNIFORM INSTRU

Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

encumbrances of record,

Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. BORROWER COVENANTS that Burrower is lawfully seised of the estate hereby conveyed and has the right

and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security

TOCETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances,

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants

1. Payment of Principal and Interest; Prepayment and Late Charges. Borrower shall promptly pay when due the principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note.

2. Funds for Taxes and Insurance. Subject to applicable law or to a written waiver by Lender, Borrower shall pay to 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 leasehold payments or ground rents on the Property, if any; (c) yearly hazard or property insurance premiums; (d) yearly flood insurance premiums, if any; (e) 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 hazarance premiums. These items are called "Escrow Items." Lender may, at any time, collect and hold Funds in an amount not to exceed the maximum amount a lender for a federally related mortgage loan may require for Borrower's escrow account under the federal Real Estate Settlement Procedures Act of 1974 as amended from time to time, 12 U.S.C. § 2601 et seq. ("RESPA"), unless another law that applies to the Funds sets a lesser amount. If so, Lender may, at any time, collect and hold Funds in an amount not to exceed the lesser amount. Lender may estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future 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 entity (including Lender, if Lender is such an institution) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items. Lender may not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. However, Lender may require Borrower to pay a one-time charge for an independent real estate tax reporting service and by Lender in connection with this loan, unless applicable law provides otherwise. Unless an agreement is made an applicable law requires interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender may agree in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds, showing credits and debits to the Funds and the purpose for whell with debit to the Funds was made. The Funds are pledged as additional accurity for all sums accurred by this Security Instrument.

If the Funds held by Ler Ler exceed the amounts permitted to be held by applicable law, Lender shall account to Borrower for the excess Funds in excordance with the requirements of applicable law. If the amount of the Punds held by Lender at any time is not sufficient to very the Escrow Items when due, Lender may so notify Borrower in writing, and, in such case Borrower shall pay to Lender in amount necessary to make up the deficiency. Borrower shall make up the deficience in no more than twelve monthly payments, at Lender's sole discretion.

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

3. Application of Payments. Unless application law provides otherwise, all payments received by Lender under paragraphs 1 and 2 shall be applied: first, to any prepayment charges due under the Note; second, to amounts payable under paragraph 2; third, to interest due; fourth, to principal due; and last, to any late charges due under the Note.

4. Charges; Liens. Borrower shall pay all taxes, and as rents, charges, fines and impositions attributable to the Property which may attain priority over this Security Instrument. All leasehold payments or ground rents, if any. Borrower shall pay these obligations in the manner provided in passizeth 2, or if not paid in that manner, 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.

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 in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien; or (c) secures from the holder of the lien an agreement estimated automatically 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 more of the actions set forth above within 10 days of the giving of notice.

5. Hazard or Property Insurance. Borrower shall keep the improvements now existing r. hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage" at d a y 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 Bon or or 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 Security Instrument, whether or not then due. The 30-day period will begin when the notice is given.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of the payments. If under paragraph 21 the Property is acquired by Lender, Borrower's right to any insurance policies and proceeds resulting from damage to the Property prior to the acquisition shall pass to Lender to the extent of the sums accured by this Society Instrument immediately prior to the acquisition.

3. 3. 6.73.

UNOFFICIAL COPY 5

12. Successors and Assigns Bound; Joint and Several Lisbilly; 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 only to mortgage, grant and convey that Instrument but does not execute the Mote: (a) is co-signing 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 secured by this Security Instrument or the Note without that Borrower's consent or make any accommodations with regard to the terms of this Security Instrument or the Note without that Borrower's consent.

Form 201: 9:30 (page 3 of 5 pages)

a waiver of or preclude the exercise of any right or remedy.

modification of amo: tixation of the sums secured by this Security Instrument granted by Lender to any successors in interest Lender otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original 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 initerest. Any forbearance by Lender in exercising any right or remedy shall not be

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. Botrower Not Released; Fotbeatence by Lender Not a Walver. Extension of the time for payment or

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

make an award or settle a claim for damages, Borrower fails to respond to Lender within 30 days after (ne date the notice is given, Lender is authorized to collect and apply the proceeds, at its option, either to restoration or repair L. the Property or

Instrument, whether or not then due, with any excess paid to Borrower. In me event of a gential taking of the Property in which the fair market value of the Property inmediately 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 mylipplied by the following fraction: aim asket value of the Property immediately before the taking, divided by (b) the air market value of the Property immediately before the taking is less than the amount of the Property in which the fair market value of the Property immediately before the taking is less than the amount of the Property in which the fair market value of the Property immediately before the taking is less than the amount of the Property in provides, the proceeds shall be applied to the sums secured by this Security Instrument whether or to the sums secured immediately before the taking or unless and the sums secured provides, the proceeds shall be applied to the sums secured by this Security Instrument whether or to the sums are then due. If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the conference of the differs to

In the event of a total taking of the Property, the proceeds shall be; ppli at to the sums secured by this Security

assigned and shall be paid to Lender.

shall give Borrower notice at the time of or prior to an inspection of citying reasonable cause for the inspection.

10. Condomnation. The proceeds of any award or claim for da nages, direct or consequential, in connection with any condomnation or other taking of any part of the Property, or for corve sance in lieu of condemnation, are hereby

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

Borrower and Lender or applicable law.

Security Instrument, Borrower et al. pay the premiums required to maintain the mortgage insurance in effect. If, for any reason, the mortgage insurance overage required by Lender lapses or ceases to be in effect, Borrower shall pay the premiums required to obtain coverage a particular to the mortgage insurance previously in effect, from an alternate mortgage insurance previously in effect, from an alternate mortgage insurance coverage is not available, Borrower shall pay to insurance coverage is not available, Borrower shall pay to Lender each month a sum equal to one-twenth of the mortgage insurance premium being paid by Borrower when the insurance coverage lapsed or ceased to be in effect. Lender will secept, use and retain these payments as a loss reserve in lieu of mortgage insurance. Loss reserve payment and for the period that Lender tequires) provided by an insurer approved by Lender again 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 in urance ends in accordance with any written agreement between provide a loss reserve, until the requirement for mortgage in urance ends in accordance with any written agreement between

requesting payment.

6. Mortgage insurance as a condition of making the loan secured by this

Security Instrument. 1'nice 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

this paragraph 7, 2, der does not have to do so.

Any amounts disbursed by Lender under this paragraph 7 shall become additional debt of Borrower secured by this

consined 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 action, may include paying any sums secured by a tien which has priority over this Security Instrument, appearing in Lender's action, may include paying any sums secured by a tien which has priority over this Security Instrument, appearing in Lender's altomate, foes and entering on the Property to make repairs. Although Lender may take action under court, paying the attorneys' fees and entering on the Property to make repairs. Although Lender has take action under this parametry? A cuder does not have to do so

7. Protection of Lender's Rights in the Property. If Borrower fails to perform the coverants and agreements

the merger in writing.

lease, 1f Borrower acquires fee tide to the Property, the leasehold and the fee title shall not merge unless Lender agrees to as a principal residence. If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the the loan evidenced by the Note, including, but not limited to, representations concerning Borrower's occupancy of the Property inaccurate information or statements to Lender (or failed to provide Lender with any material information) in connection with interest. Borrower shall also be in default if Borrower, during the loan application process, gave materially false or interest in the Property or other material impairment of the lien created by this Security Instrument or Lender's security proceeding to be dismissed with a ruling that, in Lender's good faith determination, precludes forfeiture of the Borrower's security interest. Borrower may cure such a default and reinstate, as provided in paragraph 18, by causing the action or could result in forfeiture of the Property or otherwise materially impair the lien created by this Security Instrument or Lender's be in default if any forfeiture action or proceeding, whether civil or criminal, is begun that in Lender's good faith judgment destroy, damage or impair the Property, allow the Property to deteriorate, or commit waste on the Property. Borrower shall unreasonably withheld, or unless extenuating circumstances exist which are beyond Borrower's control. Borrower shall not at losst one year after the date of occupancy, unless Lender otherwise agrees in writing, which consent shall not be for after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence Lesseholds. Borrower shall occupy, establish, and use the Property as Borrower's principal residence within sixty days. 6. Occupancy, Preservation, Maintenance and Protection of the Property; Borrower's Loan Application;

- 13. Loan Charges. If it exten sequed by this security Instrument is subject to the which sets maximum kan charges, and that law is finally interpreted so that the interest or other toan 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.
- 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 \$7.00 or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Londer's prior written consent. Lender may, at its option, require immediate payment in full of all sums secured by this Sociative 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 exercines this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 fays from the date the notice is delivered or mailed within which Borrower must pay all sums a secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender that invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

- 18. Borrower's Right to Pointstate. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrumera discontinued at any time prior to the earlier of: (a) 5 days (or such other period as applicable law may specify for reinstation of) 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 covers nts 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 seed red bereby 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 of a partial interest in the Note (together with this Security Instrument) may be sold one or more times without prior notice to do rower. A sale may result in a change in the entity (known as the "Loan Servicer") that collects monthly payments due whom 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 cause or permit the preserve use, disposal, storage, or release of any Hazardous Substances on or in the Property. Borrower shall not do, nor allow envone 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, lav wit or other action by any governmental or regulatory agency or private party involving the Property and any Hazari ous Substance or Environmental Law of which Borrower has actual knowledge. If Borrower learns, or is notified by any preventmental or regulatory authority, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary. Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law.

As used in this paragraph 20, "Hazardous Substances" are those substances defined as toxic or hazard as 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 ecceleration 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 all evidence.

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	22. Re	lease. Upon seym n of al	sun s secu	ed by the security dispulse	Lender shall	elease this Security	
	22. Release. Upon psymen of all sums secured by this ecurity instrument, Lender shall release this Security Instrument without charge to Borrower. Borrower shall pay any recordation costs.						
		iver of Homestead. Borro					.
	this Security supplement to	ters to this Security instrum Instrument, the covenants and the covenants and agreements (Check applicable box(es))	id agreeme	nts of each such rider shall be	e incorporated int	o and shall amend and	11
	<u> </u>	Adjustable Rate Rider		Condominium Rider	⊨	1-4 Family Rider	
		Graduated Payment Rider		Planned Unit Development	Rider I	Biweekly Payment Ri	der
	127	Balloon Rider		Rate Improvement Rider		Second Home Rider	
	ō	Other(s) [Specify]		•	_		
	BY	SIGNING BELOW, Borrow	er accepts:	and agrees to the terms and c	ovenants containe	d in this Security	
	Instrument a	nd in any rider(s) executed by	Borrower	and recorded with it.			
	Witnesses:			\ \			
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	 	70		MARY A. JE	SPER	-Born	
		C)	(Pages Bale	ow This Line for Acknowledgment)_			
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TATE (OF ILLINOIS,	in Con		County ss:			
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	I, do hereby cer	tify TOD K TESTER AND	JAP WA T	a Notary Public in an ESTER, HUSBAND AND WIF	d for said county	and state,	
	personally kn	own to me to be the same per	rsoli(s) whe	ose name(s) are subscribed to	the foregoing in		e
		person, and acknowledged to see and purposes therein set f		gred and delivered the said in	istrument as their	free and voluntary	
		,					
	Given under	my hand and official scal, this	18TH	day of NOYEMBER	1992 .		
	My commiss	ion expires:	av	OV RILL		A-MA	
	•	"(")"	`/	same	NOW SEAL	THE PARTY OF THE P	
				Notari	THIAS	!HOIS}	
	This instrume	nt was prepared by:D	IANNE P.	BATES	exp: 11/	8/94}	
	For value r	eceived, Shelter Mortgage Co	orp. of Mil	waukee, WI, hereby assigns,	Guaranty Bank	S.S.B. of Milwaukee, \	WI,
	without recou	rse the within Mortgage toge	ther with th	ic indebtedness therein me.ii	oned.		
	Witness its hand and seal this <u>18TH</u> day of <u>NOVEMBER</u> , <u>1992</u>						
	_	Cur-	TED MO	RTGAGE CORPORATION	100	1	
) n/ d				- Wask	
	⊉ у:		Www	F (02:02) " T	DRKV.	THEAL))
	116	: Assistant Secretary	<	Tis: Assi	istant Secretary		,
		is, County of <u>COOK</u>		The foregoing instrument was			
		ny of <u>NOVEMBER</u> , p., a Wisconsin Corporation,		by Pamela Rohlwing and Li- of the cornoration.	sa D. Fleck of Sh	elter (
		1/1/2			// -	01.	
	My commission	on expires: /2/7/	(3) —	/	Jeanne 7	. Dates	
		- C34	1		lotary Public		
	This instrume	nt was prepared by:	IANNE P.	BATES	······	·······	
		S. Freeze		} "	OFFICIAL DIANNE P.	SEL	
	Return to:	(<u>በ</u> ይማር ልርድ ድረካ ኮረካ ልምሳ	N T	3 NO:	ATP DIBELS YEAR	I OF ICE IS TO	
	SHELTER M	IORTGAGE CORPORATIO D AVENUE	N		COMMITTED IN FIGE		
		EADOWS, IL 60008		•			
					Form 3014 9/90	(page 5 of 5 pages)	

Loan No: 5236641

FFICIAL:GOPY::-

(CONDITIONAL MODIFICATION AND EXTENSION OF LOAN TERMS)

THIS BALLOON RIDER is made this18THday ofNOVEMBER_ and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Tru "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure the	ist or Deed to Secure Debt (the
SHELTER MORTGAGE CORPORATION	
same date and covering the property described in the Security Instrument and located at:	
861 LANARK LANE , PALATINE, IL 60067	
[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 covenants 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 maturity drac of the Note and Security Instrument (the "Note Maturity Date"), I will be able to extend the Note Maturity 2022, (the "Extended Maturity Date") and modify the Note Rate to the "Modified Note Date to __DECEMBER_ Rate" determined in accordance with Section 3 below if all the conditions provided in Sections 2 and 5 below are met (the "Conditional Modification and Extension Option"). If those conditions are not met, I understand that the Note Holder is under no obligation to refinance the Note or to modify the Note, reset the Note Rate or extend the Note Maturity Date, and that I will have to repay the Note from my own, cources or find a lender willing to lend me the money to repay the Note.

2. CONDITIONS TO OPTION

If I want to exercise the Condition 1 Modification and Extension Option, certain conditions must be met as of the Note Maturity Date. These conditions are: (1) I most still be the owner and occupant of the property subject to the Security Instrument (the "Property"); (2) I must be current in the control 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) except for taxes and special assessments not yet due and payable or a lien or encumbrance subort inate to the Security Instrument, no lien against the Property other than that of the Security Instrument may exist. Borrower must supply satisfactory evidence to the Note Holder that the rights of owners of other security interests against the Property are subordinate with rights of the Note Holder. Such evidence may include among other things subordination agreements and title insurance endors events in forms acceptable to the Note Holder; (4) the Modified Note Rate connot be more than 5 percentage points above the Note Rat; and (5) I must make a written request to the Note Holder as provided in Section 5 below.

3. CALCULATING THE MODIFIED NOTE RATE

The Modified Note Rate will be a fixed rate of interest equal to the Federal Home Loan Mortgage Corporation's required net yield for 30-year fixed rate mortgages subject to a 60-day mandatory ochray commitment, plus one-half of one percent (0.5%), rounded to the nearest one-eighth of one percent (0.125%) (the "Modified No. Rate"). The required net yield shall be the applicable net yield in effect on the date and time of day that I notify the Note I folder of my election to exercise the Conditional Modification and Extension Option. If this required net yield is not available, the Now 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 procentage 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 unpaid 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 that are current, as required under Section 2 above), over the remaining extended term at the Modified Note Rate in equal monthly par ments. The result of this calculation will be the new amount of my principal and interest payment every month until the Note is nully raid. 92936735

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 Date and advise $r \approx 0$ fithe principal, accrued but unpaid interest, and all other sums I am expected to owe on the Note Maturity Date. The Note Holder also will advise me that I may exercise the Conditional Modification and Extension Option if the conditions in Section 2 above are met. The Note Holder will provide my payment record information, together 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 Rate), 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 Manurity 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 Ri	der.
Borrower TOD K. JESTER	Borrower Co
Borrower MARY A. JESTEN	(Seal) Borrower
MULTISTATE BALLOON RIDER (MODIFICATION AND EXTENSION) Single/Family Freddie Mag UNIFORM INSTRUMENT	(Sign Original Only) Form 3190 10/80

MULTISTATE BALLOON RIDER (MODIFICATION AND EXTENSION) -- Single/Family-- Freddle Mac UNIFORM INSTRUMENT

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