91-10285

\$37.00 T42222 TRAN 4974 12/15/92 14:38:00

92945245

(Space Above This Line For Recording Data)

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on JEFFREY R. VETTER A Backetor

. The mortgagor is

("Borrower"). This Security Instrument is given to Crown Mortgage

which is organized and existing under the laws of the State of Illinois 11 80462 address is

, and whose

("Let der"). Borrower owes Lender the principal sum of

). This debt is evidenced by Borrower's note dated the same date as this Security Dollars (U.S. \$ 40,000.00 Instrument ("Note"), which provides for monthly payments, with the full debt, it not paid earlier, due and payable on . This Security Instrument secures to Lendon (h) 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 County, Illinois: COOK

SEE ATTACHED EXHIBIT!

15-12-219-036-1020 TAX ID NO.

TAX ID NO.

TAX ID NO.

which has the address of 409 LATHORPE #2D, RIVER FOREST ("Property Address"); Illinois 60305

[Zip Code]

(Street, City.),

VMP MORTGAGE FORMS * (313)293-8100

ILLINOIS-Single Family-Fannie Mac/Freddie Mac UNIFORM INSTRUMENT -6R(IL) (\$105)

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

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

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

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

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 in trance 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 insurance premiums. These items are called "Escrow Items." Lender may, at any time, collect and hold Funds in an amount not to exceed the maximum arrount a lender for a federally related mortgage loan may require for Borrower's escrow account under the federal Kall Estate Settlement Procedures Act of 1974 as amended from time to time, 12 U.S.C. Section 2601 et seg. ("RESPA"), inless 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 Burrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, urless 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 used by Lend r in connection with this loan, unless applicable law provides otherwise. Unless an agreement is made or 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 which each debit is the Funds was made. The Funds are pledged as

additional security for all sums secured by this Security Instrument.

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

Upon payment in full of all sums secured 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.

Application of Payments. Unless applicable 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, assessments, charges, fines and impositions attributable to the Property which may attain priority over this Security Instrument, and leasehold payments or ground rents, if any. Borrower shall pay these obligations in the manner provided in paragraph 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 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 more of the actions set forth above within 10 days of the giving of notice.



payments as a loss reserve in lieu of mortgage insurance, Loss reserve payments may no longer be required, paid by Horrower when the insurance coverage lapsed or ceased to be in effect. Lender will accept, use and retain these Borrower shall pay to Lender each month a sum equal to one-twifth of the yearly mortgage insurance premium being

mortgage insurer approved by Lender. It substantially equivalent mortgage insurance coverage is not available,

substantially equivalent to the cost to Borrower of the mortgage insurance previously in effect, from an afternate premiums required to obtain coverage substantially equivalent to the mortgage insurance previously in effect, at a cost reason, the mortgage insurance coverage required by Lender lapses or ceases to be in effect, Borrower shall pay the Security Instrument, Borrower shall pay the premiums required to maintain the mortgage insurance in effect. It, for any

8. Mortgage Insurance, If Lender required mortgage insurance as a condition of making the loan secured by this

chicking payment: from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower

Security lastrument, Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest

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Although Lender may take action under this paragraph 7, Lender does not have to do so. Security Instrument, appearing in court, paying reasonable attorneys' fees and entering on the Property to make repairs. ~

rights in the Property. Lender's actions may include paying any sums secured by a lien which has priority over this regulations), then Lender may do and pay for whatever is necessary to protect the value of the Property and Lender's Property (such as a proceeding in bankruptcy, probate, for condemnation or it, teiture or to enforce laws or contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the

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

the Property, the lessehold and the fee title shall not merge unless Lender agrees to the merger in writing.

Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. If Borrower acquires fee title to limited to, representations concerning Borrower's occupancy of the Property as a principal residence, If this Security provide Lender with any material information) in connection with the loan evidenced by the Note, including, but not the loan application process, gave materially false or inaccurate information or statements to Lender (or failed to created by this Security Instrument or Lender's security interest Agreewer shall also be in default if Borrower, during determination, precludes forfeiture of the Borrower's interest in the Property or other material impairment of the lien paragraph 18, by causing the action or proceeding to be dismissed with a ruling that, in Lender's good faith Security Instrument or Lender's security interest. Bo rower may cure such a default and reinstate, as provided in good faith judgment could result in forfeiture of the Property or otherwise materially impair the lien created by this Burrower shall be in default if any forfeiture action or proceeding, whether civil or criminal, is begun that in Lender's shall not destroy, damage or impair the Property, allow the Property to deteriorate, or commit waste on the Property. not be unreasonably withheld, or unless extenuating circumstances exist which are beyond Borrower's control. Borrower residence for at least one year after the date of occupancy, unless Lender otherwise agrees in writing, which consent shall after the execution of this Security inscrument and shall continue to occupy the Property as Borrower's principal Leaseholds. Borrower shall occupy, 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; this Security Instrument immedialely prior to the acquisition. resulting from damage to the froperty prior to the acquisition shall pass to Lender to the extent of the sums secured by If under paragraph 21 the Property is acquired by Lender, Borrower's right to any insurance policies and proceeds

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

hegin when the notice is given. restore the Property or to pay sums secured by this Security Instrument, whether or not then due. The 30-day period will offered to settle a claim, then Lender may collect the insurance proceeds, Lender may use the proceeds to repair or Borrower abandons the Property, or does not answer within 30 days a notice from Lender that the insurance carrier has applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. If restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be of the Property damaged, if the restoration or repair is economically fessible and Lender's security is not lessened. If the

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair insurance carrier and Lender, Lender may make proof of loss if not made promptly by Borrower. Lender all receipts of paid premiums and renewal notices. In the event of loss, Borrower shall give prompt notice to the

Lender shall have the right to hold the policies and renewals. If Lender requires, Borrower shall promptly give to esuelo agagnom biabnasta abutoni liada bna identi or aldatqecca di liada atawaner bna seicitoq accarationi (IA

X dq \mathbf{e} ig \mathbf{p} in \mathbf{q} above, Lender may, at Lender's option, obtain coverage to protect Lender's rights in the Property in accordance with subject to bender's approval which shall not be unreasonably withheld. If Borrower fails to maintain coverage described and for the periods that Lender requires. The insurance carrier providing the insurance shall be chosen by Borrower including floods or flooding, for which Lender requires, insurance. This insurance shall be maintained in the amounts the Property insured against loss by fire, hazards included within the term "extended coverage" and any other havards. 5. Hazard or Property Insurance. Borrower shall keep the improvements now existing or herestrer erected on







the Note are declared to be severable.

which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the

15. Governing Law; Severability. This Security Instrument shall be governed by federal law and the law of the

as provided in this paragraph.

anylige and a rander because I because I because to have been given to Borrower or Lender when given first class mail to Lender's address stated herein or any other address Lender designates by notice to Borrower. Any 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 14. Notices. Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by

will be treated as a partial prepayment without any prepayment charge under the Note. principal owed under the Note or by making a direct payment to horrower. If a refund reduces principal, the reduction exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the necessary to reduce the charge to the permitted limit; and (b) any sums stready collected from Borrower which connection with the loan exceed the permitted limits, then: (a) any such loan charge shall by reduced by the amount

charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in 13. Loan Charges, If the loan secured by this Security Instrument is subject of a law which sets maximum loan

Instrument or the Note without that Borrower's consent. Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security

personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not this Security Instrument but does not execute the Note: (a) is corsigning this Security Instrument only to mortgage, provisions of paragraph 17. Borrower's covenants and agreements that be joint and several. Any Borrower who corsigns

of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the 12. Successors and Assigns Bound; Joint and Several Liability; Co-signers, The covenants and agreements

any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy. demand made by the original Borrower or Borrower's successors in interest. Any torbearance by Lender in exercising time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any

interest. Lender shall not be required to commone, proceedings against any successor in interest or refuse to extend interest of Borrower shall not operate to releast the liability of the original Borrower or Borrower's successors in modification of amortization of the sums seemed by this Security Instrument granted by Lender to any successor in

11. Borrower Not Released; Forberrance By Lender Not a Waiver. Extension of the time for payment or enterior (se

postpone the due date of the month. payments referred to in paragraphs I and 2 or change the amount of such

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or Property or to the sums secured by this Security Instrument, whether or not then due.

notice is given, Lender is authorized to collect and apply the proceeds, at its option, either to restoration or repair of the

make an award or settle a slaim for damages, Borrower fails to respond to Lender within 30 days after the date the

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemnor offers to Instrument whether or not the sums are then due.

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

In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Security assigned and shall be paid to Lender. any condemnation or other taking of any part of the Property, or for conveyance in lieu of condemnation, are hereby

10. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with give Borrower notice 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

inaurance ends in accordance with any written agreement between Borrower and Lender or applicable law. required to maintain mortgage insurance in effect, or to provide a loss reserve, until the requirement for mortgage provided by an insurer approved by Lender again becomes available and is obtained. Borrower shall pay the premiums at the option of Lender, if mortgage insurance coverage (in the amount and for the period that Lender requires)

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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 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 equire 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 o 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 no cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the Property. Borrov er 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 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 according to 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 flam nable 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 or 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 enemotion in the Property.

Form 3014 1/80

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24. Riders to this Security Instruction with this Security Instrument, the covarmend and supplement the covenants a Security Instrument. [Check applicable]	enants and agreements of each s and agreements of this Security I	such rider shall be incorporated	d into and shal
Adjustable Rate Rider Graduated Payment Rider Balloon Rider V.A. Rider	X Condominium Rider Planned Unit Developme Rate Improvement Rider Other(s) Ispecify1		nt Rider
BY SIGNING BELOW, Borrowe			n this Security
Instrument and in any rider(s) executed Witnesses:	by Borrower and recuided with it		
	JEFFREY	R. VETTER A Bachelor	(Seal) -Borrower
		C/0.	(Seal)
*		7/	-Berrewer
	(01)	.0	4
	(Seal) -Borrower		(Seal) -Borrower
STATE OF ILLINOIS,	. look	County ss:)
I, He undusty certify that JEFFREY R. VETTER	red a backelor	lic in and for said county and s	state do hereby
name(s) subscribed to the foregoing inst he/she signed and delivered the said therein set forth.			d that they/
Given onder my hand and official s		December	1962
My Commission Expires: 10-31	ENVIEW IN POLASIENT	if you	MY.
This Instrument was prepared by:	COMMISSION EXPRISE 16 2789	MAIL	O
-6R(IL) (9105) Crown Mort	gago Co. Pepe 5 et 6	BOX 2	2 37 9/90
		ピロハム	UU

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EXHIBIT I

UNIT NUMBER 409-21 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HERE'NAFTER REFERRED TO AS 'PARCEL'):

LOTS 21 TO 26, BOTH INCLUSIVE, IN P. L. MURPHY'S SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 12, TOWNS'17 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO A DECLARATION OF CONDOMINIUM MADE BY ANTHONY J. CHRISTOFARO, NORMA P. CHRISTOFARO AND ROBERT E. DONAH'JE DECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 23938150; TOGETHER WITH AN UNDIVIDED .0412 PERCENT INTEREST IN SAID PARCEL (E*CEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE L'NITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

92945245

(the "Lender")

of the same date and covering the Property described in the Security Instrument and located at:

409 CATHORPE #2D, RIVER FOREST ILLINOIS

[Property Address]

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

409 LATHORPE

[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 to other covenant and agree as follows:

A. Condominium Obligations. Borrower shall perform all of Borrower's obligations under the Condominium Project's Constituent Documents. The "Constituent Documents" are the: (i) Declaration or any other document which creates the Condominium Project; (ii) by-laws; (iii) code of regulations; and (iv) other equivalent documents. Borrower shall promptly pay, when due, all dues and assessments imposed pursuant to the Constituent Documents.

B. Hazard Insurance. So long as the Owners Association maintains, with a generally accepted insurance carrier, a "master" or "blanket" policy on the Condominium Project which is satisfactory to Lender and which provides insurance coverage in the amounts, for the periods, and against the hazards

Lender requires, including fire and hazards included within the term. "extended coverage," then:

(i) Lender waives the provision in Uniform Covenant Tier 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 mair tain hazard insurance coverage on the Property is deemed satisfied to the extent that the required coveraged's 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. Horrower 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 10.

MULTISTATE CONDOMINIUM RICER-Single Family-Famile Mac/Freddie Mec UNIFORM INSTRUMENT

Page 1 of 2

-8 (o'in3)

VMP MORTGAGE FORMS * (313)283-8100 * (800)521-7291

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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 Londer;

(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 hem. 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.

Melilia	(Seal)
PER R. VETTER A Bachelor	-Horrowe
	(Seal)
0,	-Barrowe
4	(Seal)
	-Borrower
	(Seal)
175 Ox	-Borrowei
	Co