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DELIVER TO
BOX 106

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ADJUSTABLE RATE MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on **MARCH 13, 1992**. The mortgagor is

**NORMAN F GRAJEK AND MARGARET GRAJEK, FORMERLY KNOWN
AS MARGARET FRANK, HIS WIFE**

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

STANDARD FEDERAL BANK FOR SAVINGS

which is organized and existing under the laws of **THE UNITED STATES OF AMERICA**, and whose address is **4192 S. ARCHER AVE, CHICAGO, ILLINOIS 60632** ("Lender"). Borrower owes Lender the principal sum of **TWO HUNDRED FIFTY THOUSAND DOLLARS & NO CENTS**

Dollars (U.S. \$ 250,000.00). 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 **APRIL 1, 2022**. 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:

LOT 4 IN BROWN'S RESUBDIVISION, A RESUBDIVISION OF PART OF LOTS 1, 3 AND 25 IN BROOKDALE MANOR UNIT NO. 2, A SUBDIVISION OF PART OF THE SOUTH 33.0 ACRES OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 10, 1961 AS DOCUMENT NO. 18327046 IN COOK COUNTY, ILLINOIS, AND PART OF LOT 4 IN BROOKDALE MANOR UNIT NO. 3, A SUBDIVISION OF PART OF THE SOUTH 33.0 ACRES OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN# 04-20-101-041-0000

which has the address of **3240 BROOKDALE LANE** (**"Property Address"**),
Illinois 60025 [Zip Code] **GLENVIEW** [Street, City]

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

IMP-6R(JL) (8105)

VMP MORTGAGE FORMS 131.6293-8100 (800)521-7291

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**Form 3014 9/90
Amended 6/91**

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Form 3014 9/90

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This instrument was prepared by: 3960 W 95TH ST EVERGREEN PARK, IL 60642-1984
STELLA POLIGN

(Signature)

Notary Public
Date of Notarization: 13

Given under my hand and at the place and date above, this 13 day of April, 1993.

Subscribed and delivered the said instrument in the presence of the subscriber, a free and voluntary act, for the uses and purposes herein set forth.

Personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument.

My Commission Expiration Date: es 5/13/93

Notary Public, State of Illinois

AS MARGARET FRANK, HIS WIFE
NORMAN F GRAJEC AND MARGARET GRAJEC, FORMERLY KNOWN
as NORMAN F GRAJEC AND MARGARET GRAJEC, FORMERLY KNOWN
County ss: *Franklin Co., IL*

Borrower
(Seal)

Borrower
(Seal)

MARGARET GRAJEC
Margaret Frank

Borrower
(Seal)

NORMAN F GRAJEC
Norman Frank

Borrower
(Seal)

Witnesses:
in any rider(s) executed by Borrower and recorded with it.

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

24. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument.
- (Check applicable box(es))
- Adjustable Rate Rider Condominium Rider 1-4 Family Rider Biweekly Payment Rider Planned Unit Development Rider Biannual Payment Rider Biannual Rider Ballotin Rider Biweekly Impovement Rider Biannual Home Rider V.A. Rider Other(s) [Specify]

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The covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument, shall be incorporated into and shall amend and supplement the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement this Security Instrument.

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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 seized 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 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 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 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. Section 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 used by Lender 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 to 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, Lender 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 discretion.

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.

3. 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.

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23. Whether or not the Borrower has been granted a power of attorney to make payments on the Property.

Without clause to Borrower, Lender shall pay all sums secured by this Security Instrument in the Property.

22. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument.

21. In addition, but not limited to, reasonable attorney's fees and costs of title defense.

Proceedings, Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Security Instrument without further demand and may foreclose this Security Instrument by judicial

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

proceedings or a default or any other defense of Borrower to acceleration and foreclosure proceedings. If the default is not cured on

before the date specified in the notice to accelerate after judgment pronounced, Lender shall further proceed on the non-existence of the right to accelerate by judgment proceedings and sale of the Property.

(d) Lender by this Security Instrument, forecloses by judicial proceedings and sale of the Property, Lender shall further

seured by this Security Instrument, forecloses by sale of the Property, Lender shall further proceed on the non-existence of the right to accelerate by acceleration and sale of the Property.

(e) A date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured and

applicable law provides otherwise. The notice shall specify: (a) the default; (b) the action required to cure the default;

of any covenant or agreement in this Security Instrument (but not prior to acceleration following Borrower's breach

of acceleration); Remedies, Lender shall further furnish copy of the original and agree as follows:

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NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

relative to health, safety or environmental protection.

Paragraph 20, "Environmental Law," means federal laws and laws of the jurisdiction where the Property is located that

perturbides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in

Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic

as used in this paragraph 20, "Hazardous Substances" are those substances defined as toxic or hazardous substances by

all necessary remedial actions in accordance with Environmental Law.

any removal or other remedial action of any Hazardous Substance affecting the property is necessary, Borrower shall promptly take

of which Borrower has actual knowledge; if Borrower learns, or is notified by any government or regulatory authority, that

governmental or regulatory agency or party involving the Property and any Hazardous Substance or Environmental Law

Borrower shall promptly give Lender written notice of any investigation, claim, demand, lawsuit or other action by any

residential uses and to anticipate of the Property.

Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal

usage on the Property or any Environmental Law. The preceding two sentences shall not apply to the presence, use, or

Hazardous Substances on or in the Property. Borrower shall not do, nor allow anyone else to do, anything differing the

20. Hazardous Substances, Borrower shall not cause or permit the presence, use, disposal, storage, or release of any

information required by applicable law.

19. Sale of Note or a change of Loan Servicer, The Note or a partial interest in the Note (other than 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 is no

information required by applicable law.

not apply in the case of a continuation under paragraph 17.

obligations secured hereby remain fully effective as if no acceleration had occurred. However, this right to remitiate shall

this Security Instrument shall continue until terminated. Upon termination by Borrower, this Security Instrument and the

that the term of this Security Instrument, Lender's rights in the Property and Borrower's obligation to pay the sums secured by

including, but not limited to, reasonable attorney's fees, and (d) takes such action as Lender may reasonably require to insure

cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument,

Lender at sums which then would be due under this Security Instrument and the Note as if no acceleration had occurred; (b)

Security Instrument, or (b) entry of a judgment enjoining this Security Instrument, these conditions are that Borrower:

applicable law may specify for reinstatement before sale of the Property pursuant to any power of sale contained in this

agreement of this Security Instrument discontingent to any time prior to the earlier of: (a) 5 days (or such other period as

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

Security Instrument, if Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies

less than 30 days from the date the note is delivered or within which Borrower must pay all sums secured by this

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not

of this Security Instrument.

Security instrument. However, this option shall not be exercised by Lender if exercisable by federal law as of the date

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 his option, require immediate payment in full of all sums secured by this

17. Transfer of the Property or a Beneficial interest in Borrower, If all or any part of the Property or any interest in it

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

All insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgage clause. Lender shall have the right to hold the policies and renewals. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

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

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

7. Protection of Lender's Rights in the Property. If Borrower fails to perform the covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture or to enforce laws or regulations), Lender may do and pay for whatever is necessary to protect the value of the Property and Lender's rights in the Property. Lender's actions may include paying any sums secured by a lien which has priority over this Security Instrument, appearing in court, paying reasonable attorneys' fees and entering on the Property to make repairs. Although Lender may take action under this paragraph 7, Lender does not have to do so.

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

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

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

to be severable.

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 of this Security Instrument or the Note which can be construed without the conflicting provision. To this end the provisions of this Security Instrument and the Note are declared effective notwithstanding any provision of law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be construed with the Property provided by an insurer approved by Lender against becomes available and is obtained, Borrower shall pay the premium required to maintain insurance in effect, or to provide a loss reserve, until the requirement for insurance that Lender requires provided by an insurer approved by Lender again becomes available and is obtained.

14. Notices. Any notice to Borrower provided for in this Security Instrument shall be given by delivery in writing to the 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.

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 by the Lender permitted limits; and (b) any sums already collected from Borrower which exceed the amount necessary to reduce the charge loan exceeded the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the notices, if the loan secured by this Security Instrument is subject to a law which sets maximum loan charges.

13. Loan Charges. If the loan secured by this Security Instrument is subject to a law without Lender's consent, Borrower's interest in the Property under the terms of this Security Instrument or the Note without Lender's consent, Borrower's interest in the Property under the terms of this Security Instrument or the Note, modified, forbear or 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, modified, forbear or secured by this Security Instrument or the Note; (a) is co-signing this Security Instrument only to mortgage, grant and convey the instrument but does not execute the Note; (b) is co-signing this Security Instrument or otherwise modify amortization payments, agrees to any successor in interest or release to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by Lender by demand made by the original Borrower or Borrower's successor or Lender's successor in interest of the original Borrower's successor in interest, Lender shall not be required to not operate to release the liability of the original Borrower or Borrower's successor in interest of Borrower shall of an acceleration of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall exercise of any right or remedy.

11. Borrower Not Responsible for Non-Installment Payments. Except in paragraphs 1 and 2 or clause the amount of such payments, unless Lender and Borrower otherwise so agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the noninstallment payments referred to in paragraphs 1 and 2 or clause the amount of such payments.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condominium offers to make an award or settle a claim for damages, Borrower fails to respond to Lender to restore the property or to the sums secured by this Security Instrument, whether or not then due.

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 the sums are then due.

10. Condemnation. The proceeds of any taking of any part of the Property, or for conveyance in lieu of condemnation, are hereby assigned and condemned or other taking of any part of the Property, or for damage, direct or consequential, in connection with any

9. Inspection. Lender or its agent may make reasonable entries upon and inspect for the inspection.

Instrumental or prior to an inspection specifically requested cause for the inspection.

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

UNOFFICIAL COPY**ADJUSTABLE RATE RIDER**

(1 Year Treasury Index—Rate Caps)

THIS ADJUSTABLE RATE RIDER is made this 13TH day of MARCH , 19 92 , 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 Adjustable Rate Note (the "Note") to STANDARD FEDERAL BANK FOR SAVINGS (the "Lender") of the same date and covering the property described in the Security Instrument and located at:

3240 BROOKDALE LANE

GLENVIEW
(Property Address)

IL

60025

THE NOTE CONTAINS PROVISIONS ALLOWING FOR CHANGES IN THE INTEREST RATE AND THE MONTHLY PAYMENT. THE NOTE LIMITS THE AMOUNT THE BORROWER'S INTEREST RATE CAN CHANGE AT ANY ONE TIME AND THE MAXIMUM RATE THE BORROWER MUST PAY.

ADDITIONAL COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

A. INTEREST RATE AND MONTHLY PAYMENT CHANGES

The Note provides for an initial interest rate of 7 . 2 5 0 %. The Note provides for changes in the interest rate and the monthly payments, as follows:

4. INTEREST RATE AND MONTHLY PAYMENT CHANGES**(A) Change Dates**

The interest rate I will pay may change on the first day of APRIL 1 , 19 93 and on that day every 12th month thereafter. Each date on which my interest rate could change is called a "Change Date."

(B) The Index

Beginning with the first Change Date, my interest rate will be based on an Index. The "Index" is the weekly average yield on United States Treasury securities adjusted to a constant maturity of 1 year, as made available by the Federal Reserve Board. The most recent Index figure available as of the date 45 days before each Change Date is called the "Current Index."

If the Index is no longer available, the Note Holder will choose a new index which is based upon comparable information. The Note Holder will give me notice of this choice.

(C) Calculation of Changes

Before each Change Date, the Note Holder will calculate my new interest rate by adding TWO AND ONE HALF percentage points (2 . 5 0 %) to the Current Index. The Note Holder will then round the result of this addition to the nearest one-eighth of one percent (a point (0.125%)). Subject to the limits stated in Section 4(D) below, this rounded amount will be my new interest rate until the next Change Date.

The Note Holder will then determine the amount of the monthly payment that would be sufficient to repay the unpaid principal that I am expected to owe at the Change Date in full on the maturity date at my new interest rate in substantially equal payments. The result of this calculation will be the new amount of my monthly payment.

(D) Limits on Interest Rate Changes

The interest rate I am required to pay at the first Change Date will not be greater than 9 . 2 5 0 % or less than 7 . 2 5 0 %. Thereafter, my interest rate will never be increased or decreased on any single Change Date by more than two percentage points (2.0%) from the rate of interest I have been paying for the preceding twelve months. My interest rate will never be greater than 13 . 2 5 0 %, NOR LESS THAN 7 . 2 5 0 %.

(E) Effective Date of Changes

My new interest rate will become effective on each Change Date. I will pay the amount of my new monthly payment beginning on the first monthly payment date after the Change Date until the amount of my monthly payment changes again.

(F) Notice of Changes

The Note Holder will deliver or mail to me a notice of any changes in my interest rate and the amount of my monthly payment before the effective date of any change. The notice will include information required by law to be given me and also the title and telephone number of a person who will answer any question I may have regarding the notice.

B. TRANSFER OF THE PROPERTY OR A BENEFICIAL INTEREST IN BORROWER

Uniform Covenant 17 of the Security Instrument is amended to read as follows:

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. Lender also shall not exercise this option if: (a) Borrower causes to be submitted to Lender information required by Lender to evaluate the intended transferee as if a new loan were being made to the transferee; and (b) Lender reasonably determines that Lender's security will not be impaired by the loan assumption and that the risk of a breach of any covenant or agreement in this Security Instrument is acceptable to Lender.

To the extent permitted by applicable law, Lender may charge a reasonable fee as a condition to Lender's consent to the loan assumption. Lender may also require the transferee to sign an assumption agreement that is acceptable to Lender and that obligates the transferee to keep all the promises and agreements made in the Note and in this Security Instrument. Borrower will continue to be obligated under the Note and this Security Instrument unless Lender releases Borrower in writing.

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Property of Cook County Clerk's Office

Rate Rider.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Adjustable
Loan Agreement.

MARGARET CRAJER
Borrower
(Seal)

NORMAN E CRAJER
Borrower
(Seal)

9281232

If Lender exercises the option to require immediate payment in full, 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.