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700164544

MORTGAGE

93696634

FIRST FEDERAL SAVINGS BANK, F.S.B. ("Gorrowor"). This Sociulty instructional is grown of the STATE OF ILLINOIS which is organized and existing under the law of THE STATE OF ILLINOIS 81103 ("Clender"). Borrower ower Lander the principal sum of Seventy Two Thos and Five Hundred and 00/100 Dollars (U.S. 5, 77,570,000)) The dobt is evidenced by Borrower's note date as this Sociality Instrument for thos and Five Hundred and 00/100 Dollars (U.S. 5, 77,570,000)) The dobt is evidenced by Borrower's note date as this Sociality Instrument actures to Lander: (a) the repertment of the dobt evidenced by the Note, with interest, and all removals, extensions and medicatedness of the Vide (b) the payment of all other starts, with interest, advanced tackord prangaph. To product the sociality of this extensions of the Vide (b) the payment of all other starts, with interest, advanced tackord prangaph. To product the sociality of the product of the product of the Vide (b) the payment of all other starts, with interest, advanced tackord prangaph. To product the sociality of the product of the vide of th	THIS MORTGAGE ("Security Instru-	ument") is given on August 25th, 1993 IN, DIVORCED AND NOT SINCE REMAR	MIED		
which is organized and existing under the laws of TME STATE OF ILLINOIS \$1103 and whose addrises is \$12 M MAIN STREET ROCKFORD, ILLINOIS \$1103 and whose addrises is \$12 M MAIN STREET ROCKFORD, ILLINOIS \$1103 and whose addrises is \$12 M MAIN STREET ROCKFORD, ILLINOIS \$1103 and whose addrises is \$12 M MAIN STREET ROCKFORD, ILLINOIS \$1100 and FIVE MUNICIPAL MAIN STREET ROCKFORD STREET ROCKF	The mongagor is			This Security instrument is given to	•
Part AMAIN STREET ROCKFORD, LILINOIS 91103 Seventy Two Thors and Five Hundred and 00100 Dolars (U.S. \$77,40.00)	FIRST FEDERAL SAVINGS BANK, F.	S. B .			
Borrower owen Lender the principal sum of Seventy Two Thoses of Pites there and 00/100 Dollars (U.S.\$ 72,90.00	under the laws of THE STATE OF ILLINOIS, and whose address is				
Seventy Two Thor is visible with Hundred and 00/100 Dollars (U.S. \$ 72,19.00) The dobt is ovidenced by Berrower's note dated the same date as this Security Instrument (Note), which provides is monthly payments, with the fall dobt, if not paid earlier, duris and payable on \$\frac{80}{20} \text{length}\$ in the control of the dependency of the Security Instrument is excessed to London' (a) the property of the Security Instrument is excessed to London' (a) the property of the Security Instrument is excessed to London' (a) the property of the Security Instrument and the Note. For this purpose, Borrower does hereby it ongage, grant and convey to London and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby it ongage, grant and convey to London and London's successors and assigns, with power of sale, the following described property located of \$\frac{1}{2} \text{CMT}\$. UNIT NUMBER 1-e-15-R-2-2 IN CATEWOOD CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED P.A.L ESTATE: A PORTION OF LOTS 1 AND 2 IN LEXINGTON TRAILS UNIT ONE BEING A RESUBDIVISION OF A PORTION OF LOTS 3 AND 4 IN DUNBAR LAKES, ACCORDING TO THE \$\frac{1}{2} THEREOF RECORDED SEPTEMBER 8, 1984 AS DOCUMENT NUMBER 27305-79, TOGETHER WIS 4.7 THEREOF RECORDED SEPTEMBER 8, 1984 AS DOCUMENT NUMBER 27305-79, TOGETHER WIS 4.7 THEREOF RECORDED SEPTEMBER 1.4 THE ADDITION OF CONDOMINIUM ASSOCIATION RECORDED SEPTEMBER 1.4 THE ASSOCIATION OF CONDOMINIUM ASSOCIATION OF CONDOM				("Lender").	
(Nois), which provious is: monthly payments, with the full debt, if not paid earlier, due and payable on \$\frac{3}{2}\text{ section}\$ in \$\frac{1}{2}\text{ section}\$ in \$\frac{1}{2} se	Seventy Two Thor and Five Hundre	d and 00/100			
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OF THE FOLLOWING DESCRIBED P. AL ESTATE: A PORTION OF LOTS 1 AND 2 IN LEXINGTON TRAILS UNIT ONE BEING A RESUBDIVISION OF A PORTION OF LOTS 3 AND 4 IN DUNBAR LAKES, ACCORDING TO THE P. AT THEREOF RECORDED SEPTEMBER 8, 1984 AS DOCUMENT NUMBER 27205709, TOGETHER WIJF A. PORTION OF LOT 6 IN DUNBAR LAKES, BEING A SUBDIVISION IN THE MORTH HALF O. SECTION 23, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERITIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM. WINERSHIP AND OF EASEMENTS, RESTRICTIONS, CO. 2 ("ANTS AND BY-LAWS FOR GATEWOOD). CONDOMINIUM ASSOCIATION RECORDED SEPTEMBER 11, 1984 AS DOCUMENT NUMBER 27249938 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTLAEST, AS AMENDED FROM TIME TO TIME, APPURTENANT TO SAID UNIT IN THE PROPERTY DESCRIBED IN SAID DECLARATION OF CONDOMINIUM, APDRESAID, (EXCEPTING THE RE'ROM ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM AND SURVEY), IN COOK COUNTY, ILLINOIS. 9369634 TAX ID 07-23-161-027-1076, SCHAUMBURG TOWNSHIP 9369634 TAX ID 07-23-161-027-1076, SCHAUMBURG TOWNSHIP 9369634 TOGETHER WITH all the improvements now or hereafter erected on the property, and all pasements, uppurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Socurity Instrument. All of the foregoing is referred to in this Socurity Instrument as the "Property." BORROWER COVENANTS that Borrower is lawfully selected of the estate heroby conveyed and has the right, a mortigage, grant and convey the Property and that the Property is unencumbered, except for snocumbrances of record. Borrower arraits and will defend generally the little to the Property Sequence and Comments and Property and Convey the Property and that the Property is unencumbered of record on the analysis of record. Borrower arraits and will defend generally the little to the Property Sequence and Convey the Property and that the Property is unencumbered of except for ancumbrances	This Security instrument is a weat to La and modifications of the risto (b) the Security instrument; and (c, the parton purpose, Borrower does herely a original to the security in the securi	nder: (a) the repayment of the debt evide i payment of all other aums, with interest, mance of Berrewer's covenants and agree age, grant and convey to Lender and Len	nend by the Note, with int advanced under paragra ements under this Security der's successors and assi	lerest, and all renewals, extensions iph 7 to protect the security of this r Instrument and the Note. For this gns, with power of sale, the follow-]]
LEXINGTON TRAILS UNIT ONE BEING A RESUBDIVISION OF A PORTION OF LOTS 3 AND 4 IN DUNBAR LAKES, ACCORDING TO THE # AT THEREOF RECORDED SEPTEMBER 8, 1984 AS DOCUMENT NUMBER 27205799, TOGETHER W; # PORTION OF LOT 6 IN DUNBAR LAKES, BEING A SUBDIVISION IN THE NORTH HALF OL SECTION 23, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERTIT (TAIL) IN COOK COUNTY, LILINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM. OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COLE FANTS AND BY-LAWS FOR GATEWOOD, CONDOMINIUM ASSOCIATION RECORDED SEPTEMBER 11, 1984 AS DOCUMENT NUMBER 27249938 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTLAEST, AS AMENDED FROM TIME O TIME, APPURTENANT TO SAID UNIT IN THE PROPERTY DE SCRIBED IN SAID DECLARATION OF CONDOMINIUM, AFDRESAID, (EXCEPTING THE RE" ROM ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM AND SURVEY), IN COOK COUNTY, ILLINOIS. 9369634 TAX ID 07-23-101-027-1078, SCHAUMBURG TOWNSHIP 93696634 TAX ID 07-23-101-027-1078, SCHAUMBURG TOWNSHIP 93696634 TOGETHER WITH All the improvements now or hereafter erected on the property, and all casements, appuritenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Society, Instrument. All of the foregoing is referred to in this Security instrument as the "Property". BORNOWER COVENANTS that Borrower to lawfully selsed of the estate brooby convoyed and has the right of the foregoing is referred to in this Security instrument as the "Property". THIS SECURITY INSTRUMENT Combines uniform economiston or and non-uniform covenants with a red variations by jurisdiction to constitute a uniform security instrument covering real property. UNIFORM COVENANTS. Borrower and Lender covernant 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 or the debt evidenced by the Note and any prepayment and Late Charges. Borrower shal	UNIT NUMBER 1-6-15-R-Z-2 IN CA	FEWOOD CONDOMINIUM AS DELINEAT	ED ON THE SURVEY		
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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. Londer shall apply the Funds to pay the Escrew Items. Lender may not charge Borrower for holding and applying the Funds, annually analyzing the escrew account, or verifying the Escrew Items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. However, Lender may require 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

-Single Family-Fannie Mac/Freddle Mac UNIFORM INSTRUMENT ILLINOIS QFS Form - G000022 (7/20/92)

Form 3014 946

Funds. Lender shall give to tiorrewer virtual charge an anjual accompline of the Fund, aboving credits and debits to the Funds and the purpose for which each debit to the Funds made. The funds are platted as additional security or all sums secures by this Security Instrument.

If the Funds hold 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 Eccrow Items when due, Lender may so notify Borrower in writing, and, in such case Borrower shall pay to Lender like 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 Sorrower any Funds theid by Lender. It, 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 Psyments. Unless applicable law provides otherwise, all payments received by Lender 0., der paragraphs 1 and 2 shall be applied; first, to any prepayment charges due under the Note; second, to amounte psyable 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 Proporty which may attain priority over this Security Instrument, and leasehold payments or ground rents, it any. Borrower shall pay those 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 awad 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 fien in a manner acceptable to Lender; (b) contests in good faith the iten by, or detends 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. It 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 and lies it is not take one or more of the actions set forth above within 10 days of the giving of notice.

5. Hazard or "reperty Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by the, no and 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 for their 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 requivals shall be acceptable to Lender and shall include a standard mortgage clause. Lender shall have the right to hold the policies and name vals. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. In the event of loss, funder 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 othe wire sures 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 have sended, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any express half 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 within, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs than 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 Secretic instrument immediately prior to the acquisition.

- 6. Occupancy, Preservation, Maintenance and Protection, of the Property; Borrower's Loan Application; Lesseholds. Borrower shall occupy, establish, and use 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 wit the dior unless extenuating circumstances exist which are beyond Borrower's control. Borrower shall not destroy, damage or impair the Property in ellow the Property to deteriorate, or conmit 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 the property 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'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, the loan application process, gave materially false or inaccurate information or Lender 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 the little shall not merge unless Lender agrees to the merger in writing.
- 7. Protection of Lander's Rights in the Property. If Borrower fails to perform the cover anterior and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lander's rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation or torfeiture or to enforce laws or regulations), then Lander may do and pay for whatever is necessary to protect the value of the Property and Lander's rights in the Property. Lander'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 rinleng 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 Borrowar accred by this Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall be a interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lander to Borrower requesting payment.

- 8. Mortgage insurance. If Lender required mortgage insurance as a condition of making the loan seculod 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 insurance previously in effect, from an alternate mortgage insurance coverage is not available. Borrower shall pay to Lender each month a sum equal to one-twelfth of the yearly mortgage insurance coverage lapsed of ceased to be in effect. Lender will accept, use and retain these payments as loss reserve in their of mortgage insurance. Loss reserve payments may no longer be required, at the option of Lender, if mortgage insurance coverage (in the amount and for the period that Lender requires) provided by an insurer approved by Lender again becomes available and is obtained. Borrower shall pay the premiums required to maintain mortgage insurance in effect, or to provide a loss reserve, until the requirement for mortgage insurance ends in accordance with any written agreement between Borrower and Lender or applicable laws.
- 9. Inspection. Lender or its agent may make reasonable entries upon and inspections of the Property. Lender shall give Borrowar notice at the time of or prior to an inspection specifying reasonable cause for the inspection.
- 10. Condemnation. The proceeds of any sward or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lander.

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

If the Property is abandoned by Borrower, or it, after notice by Lender to Borrower that the condemnor offers to make an award or settle a claim for damages, Borrower falls to respond to Lender within 30 days after the date the notice in given, Lender is authorized to collect and apply the proceeds, at its option, either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due. Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of such payments.

- 11. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the Illability of the original Borrower or Borrower's successors in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason or any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy,
- 12. Successors and saigns Bound; Joint and Soveral Liability; Co-signers. The covenants and agreements of this Security Instrument shall bind and 'Ame, it the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 17. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without that Borrower's consent.
- 13. Lean Charges. If the loan secured by this Security Instrument is subject to a law which sets maximum loan charges, and that taw is finally interpreted so that the interest or other 'bar, charges collected or to be collected in connection with the loan exceed the permitted limits, then: (a) any such loan charge shall be reduied 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 of largest index the Note.
- 14. Notices. Any notice to Borrower provided for in his 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 office shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender's hall 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 by governed by federal law and the law of the jurisdiction in which the Property is located to 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 flote 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. It all or any polition 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 Londer's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Socurity Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Socurity 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 falls 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 nave enforcement of this Security instrument discontinued at any time prior to the earlier of: (a) 5 days (or such other period as applicative its with may specify for reinstatement) before sale of the Property pursuant to any power of sale contained in this Security Instrument; or (b) (intro of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lendor all sums which then would be dur 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 accordance; and (d) takes such action as Lender may reasonably require to assure that the lien of this Security Instrument, Lender's rights in the Property and Borrower's obligation to pay the sums secured by this Security Instrument shall continue unchanged. Upon reinstatement by Borrower, this Security Instrument and the obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under paragraph 17.
- 19. Sale of Note; Change of Loan Servicer. The Note or a partial interest in the Note (together with this Security Instrument) may be sold one or more times without prior notice to Borrower. A sale may result in a change in the entity (known as the "Loan Servicer") that collects monthly payments due under the Note and this Security Instrument. There also may be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change in accordance with paragraph 14 above and applicable law. The notice will state the name and address of the new Loan Servicer and the address to which payments should be made. The notice will also contain any other information required by applicable law.

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20. Hazardous Substances. Benower shall not cause or permit the presence, title, disposal, storage, or eleane of any Hazardous Substances on or in the Property. Benower 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 accordance with

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

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

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 two 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 and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to bring a court action to assert the men-salations of a dream for any other defense of Borrower to acceleration and sale. 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 any invoke the power of sale and any other remedies permitted by applicable law. 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 ∵ay⊤ant of all without charge to Borrower. Borrow ar hail pay a	sums secured by this Security instrument, Lene	der shall release this Security Instrument
23. Walvers. Borrower web as all rights	of homestead exemption in the Property.	
24. Riders to this Security instrumer Instrument, the covenants and agreements of eac agreements of this Security Instrument as if the rid	If one or more riders are executed by Borrowe th much rider shall be incorporated into and shall a (r(s) vere a part of this Security Instrument.	er and recorded together with this Security amend and supplement the covenants and
[Check applicable box(es)]		
Adjustable Rate Rider	Condominium Rider	1-4 Family Rider
Graduated Payment Rider	L Fle ined Unit Development Rider	Biweekly Payment Rider
Bailoon Rider	Rr te improvement Rider	Second Home Rider
V.A. Rider	Other(s) [specify]	
BY SIGNING BELOW, Borrower accepts rider(s) executed by Borrower and recorded with it	and agrees to the term, and covenants contain	ed in this Security Instrument and In any
Datuer G. Caison	Marcha	My (Seal)
	ELIZABETH B. DI'ST'N	-Borrower
		351-36-1225
		(Seal) -Borrower
		T_{λ}^{\prime}
		0,
		(Seal) -Borrower
		Vic.
		(Saal)
		(Seal) -Borrower
		C

STATE OF ILLINOIS COOK

County ss:

I, that ELIZABETH R. DUSTIN, devoked and not send who read some not send county and state do heroby certify

personally known to me to be the same person(s) whose name(s)

subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that

he /her

signed and delivered the said instrument as HIS/HER Given under my hand and official seal, this 25th free and voluntary act, for the uses and purposes therein set forth.

atta

day of August, 1993

MY COMMISSION EXPIRES 12/9/96

My Commision Expires:

This Instrument was prepared by: KATHY ROMANO FIRST FEDERAL SAVINGS BANK, F.S.B. 2500 W. HIGGINS RD, SUITE 470 HOFFMAN ESTATES, IL 60195

SEA LFORM 3014 8/90 OFFICIAL CAROLYN KATTA NOTARY PUBLIC, STATE OF ILLINOIS

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 name date given by the undersigned (the "Borrower") to secure Borrower's Note to

FIRST FEDERAL SAVINGS BANK, F.S.B.

(the "Lander")

of the same date and covering the Property described in the Socurity Instrument and located at: 601 STONE CIRCLE # R Z 2 SCHAUMBURG, ILLINOIS 60194

(Property Address)

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

GATEWOOD COACH HOMES CONDOMINIUM ASSOCIATION

IName of Condominium Project)

(the "Condominium Project"). If the owners association or other entity which acts for the Condominium Project (the "Owners Association") holds title to property for the benefit or use of its members or shareholders, the Property also includes Borrower's interest in the Owners Association and the uses, proceeds and benefits of Borrower's interest.

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

A. Condominium 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 Condemnium Project which is satisfactory to Lender and which provides insurance coverage in the amounts, for the periods, and against the lazards Londer requires, including fire and hezards included within the term "extended coverage," then:

(I) Lander wrives the provision in Uniform Covenant 2 for the monthly payment to Londer of one-twelfth of the yearly promium installments for hezard histrance on the Property; and

(ii) Borrower's ciligation under Uniform Covenant 5 to maintain hazard insurance coverage on the Property is deemed satisfied to the extent that the required so orage is provided by the Owners Association policy.

Borrower shall give Lander compt 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 Instrumeric, with any excess paid to Borrower.

C. Public Liability Insurance. Brower 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 twent or claim for damages, direct or consequential, payable to Borrower in connection with any condemnation or other taking of all or any per 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 aid to Lender. Such proceeds shall be applied by Lender to the sums secured by the Security Instrument as provided in Uniform Cove sant.

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 Conforminium Project, except for abandonment or termination required by law in the case of substantial destruction by fire or other casualty or in he set of a taking by condemnation or eminent domain;

(ii) any amendment to any provision of the Constitue in Documents if the provision is for the express banefit of Lender;

(iii) termination of professional management and ascumption of self-management of the Owners Association; or (iv) any action which would have the effect of rendeing the public liability insurance coverage maintained by the Owners Association unacceptable to Lender.

F. Remedies. If Borrower does not pay condominium dues and as essments when due, then Lender may pay them. Any amounts disbursed by Lender under this paragraph F shall become additional debter. Sorrower secured by the Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear intelest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lander to Borrower requesting payme.it

By SIGNING BELOW, Borrower accepts and agrees to the terms and provisions crint and in this Condominium Rider.

(Soal) ELIZABETH H. DUSTIN 601 STONE CIRCLE # R Z 2 SCHAUMBURG, ILLINOIS 60194

0/4/5 Osc. (Seal)

(Space Below This Line Reserved for Acknowledgement)

per 69

(Seal)

(Seal)

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Proberty of Cook County Clark's Office

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deemed to amend and supplement the Mortage. Deed of Trust or Dee-	y of August, 1993 and is incorporated into and shall be d to Secure Debt (the "Security Instrument") of the came date given by
the undersigned (the "Borrower") to secure the Borrower's Note to FIR (the "Lender") of the same date and covering the property described in the	ST FEDERAL SAVINGS BANK, F.S.B. ha Security Instrument and located at:
601 STONE CIRCLE # R Z 2	
SCHAUMBURG, ILLINOIS 80194	
Prope	orty Address]
	tate of the Note is called the "Note Date." I understand the Lander may yone who takes the Note, the Security Instrument and this Rider by Irans- 'Note Holder."
ADDITIONAL COVENANTS. In addition to the covenants and agree and agree as follows (despite anything to the contrary contained in the S	imonts in the Security Instrument, Berrower, and Lender further covenant locurity Instrument or the Note):
1. CONDITIONAL RIGHT TO REFINANCE	
new Maturity Date of SEPTEMBER 1, 2023 an interest rate equal to the "New Loan Rate" determined in accorda 5 below are met (this "Conditional Refinance Option"). If those conditional Refinance Option".	to Maturity Date"), I will be able to obtain a new loan ("New Loan") with a (the "New Maturity Date") and with nee with Section 3 below if all the conditions provided in Sections 2 and titions are not met. I understand that the Note Holder is under no obligation of the Note Maturity Date, and that I will have to repay the Note to repay the Note.
2. CONDITIONS TO OPTION	
(1) I must still be the owner and occipant of the property subject monthly payments and cannot have been more than 30 days late on Note Maturity Date; (3) there are no long, defects, or encumbranc Property (except for taxes and special assestments not yet due and	nditions must be mot as of the Note Maturity Date. Those conditions are: to the Security instrument (the "Property"); (2) I must be current in my a any of the 12 scheduled monthly payments immediately proceding the ces against the Property, or other adverse matters affecting tille to the payable) arising after the Security Instrument was recorded; (4) the New ote Rate; and (5) I must make a written request to the Note Holder as
3. CALCULATING THE NEW LOAN RATE	
The New Loan Rate will be a fixed rate of interest equal to the Foliked rate mortgages subject to a 80-day mandatory delivery committee elegate by one percent (0.125%) (the "New Loan Rate"). The reminded	deral Home Loan Mortgage Corporation's required net yield for 30-year ment, plus one-half of one percent (0.5%), rounded to the nearest one- finct yield shall be the applicable net yield in effect on the date and time cise the Conditional Refinance Option. If this required net yield is not a comparable information.
4. CALCULATING THE NEW PAYMENT AMOUNT	
Provided the New Loan Rate as calculated in Section 3 above is conditions required in Section 2 above are satisfied, the Note Holder to repay in full (a) the unpaid principal, plus (b) accrued but unpaid instrument on the Note Maturity Date (assuming my morithly paymen	not great of than 5 percentage points above the Note Rate and all other rivial determine the amount of the monthly payment that will be sufficient interest, plot (fig. all other sums I will own under the Note and Security its then are of the it, as required under Section 2 above), over the term of a result of this of culation will be the new amount of my principal and in-
5. EXERCISING THE CONDITIONAL REFINANCE OPTION	02606024
	9369634 acc of the Note Maturity Date and advise me of the principal, accrued but
unpaid interest, and all other sums I am expected to owe on the Note the Conditional Refinance Option If the conditions in Section 2 above together with the name, title and address of the person representing Refinance Option. If I meet the conditions of Section 2 above, I may no earlier than 60 calendar days and no later than 45 calendar days. New Loan Rate based upon the Federal Home Loan Mortgage Corporations of day notification is received by the Note Holder and as calculate Note Holder with acceptable proof of my required ownership, occurrents required to complete the required refined to sign any documents required to complete the required refined.	in Maturity Date. The Note Holder slee will advise me that I may exercise are met. The Note Holder will provi to my payment record information, the Note Holder that I must notify in order to exercise the Conditional Refinance Option by notifying the Note Holder prior to the Note Maturity Date. The Note Holder will calculate the fixed oration's applicable published required net prior to the Note Maturity Date. The Note Holder will calculate the fixed oration's applicable published required net prior to the date and ted in Section 3 above. I will then have 30 calculate the Note learney and property lien status. Before the Note Maturity Date the Note ew monthly payment amount and a date, time and place at which I must financing. I understand the Note Holder will charge for a \$250 process-I Refinance Option, including but not limited to the cost of updating the
By SIGNING BELOW, BORROWER accepts and agrees to the terms	and covenants contained in this Balloun Rider.
	Mit 1 Mills
	ELIZABETH R. DUSTIN BOITOWOT
	(Seal) Borrower
	(Seal)
	. n
	(Seal) Borrower

Form 3191 (10/90)

[Sign Original Only]