

(Sign Original Only)

-Borrower
(Seal)

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(Seal)

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(Seal)

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(Seal)

STELLA M. BROWN

Stella M. Brown

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

also the title and telephone number of a person who will answer any question I may have regarding the note.

The Note Holder will deliver or mail to me a notice of any change 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

(F) Notice of Change monthly payment changes again.

My new interest rate will become effective on the first monthly payment date after the Interest Rate Change Date until the amount of my new

(E) Effective Date of Change

ROUR AND ONE HALF percent (4.500 %), which is called the "Minimum Rate."

() 12.500 % which is called the "Maximum Rate." My interest rate will never be less than

My interest rate will never be greater than TWELVE AND ONE HALF percent

preceding six months.

1.00% from the initial interest rate. Thereafter, my interest rate will never be increased or decreased on any single interest

The interest rate I am required to pay at the first Interest Rate Change Date will not increase or decrease by more than

(D) Limits on Interest Rate Change amount of my monthly payment.

principal that I am expected to owe at the Interest Rate Change Date in full on the Maturity Date at the interest rate

The Note Holder will determine the amount of my monthly payment that would be sufficient to repay the unpaid

the limit stated in Section 4(D) below, this amount will be my new interest rate until the next Interest Rate Change Date.

THREE FOURTHS (2.750 %) to the Current Index. Subject to

Before each Interest Rate Change Date, the Note Holder will calculate my new interest rate by adding TWO AND

(C) Calculation of Change information. The Note Holder will give me notice of this choice.

If the Index is no longer available the Note Holder will choose a new index that is based upon comparable

of the date forty-five days before each Interest Rate Change Date is called the "Current Index."

average of interbank offered rates for six month U.S. dollar deposits in the London market based on quotations of major

Beginning with the first Interest Rate Change Date, my interest rate will be based on an Index. The "Index" is the

(B) The Index

The adjustable interest rate I will pay will change of the first day of JANUARY 01 1993, and on that day

(A) Change Date every sixth month thereafter. Each date on which my interest rate could change is called an Interest Rate Change Date."

4. ADJUSTABLE INTEREST RATE AND MONTHLY PAYMENT CHANGES

THE NOTE provides for an initial interest rate of 6.500 %. The Note provides for a change in the adjustable interest rate and the monthly payments as follows:

Borrower and Lender further covenant and agree as follows:

ADDITIONAL COVENANTS. In addition to the covenants and agreements made in the Security Instrument,

THE LIMITS STATED IN THE NOTE.

THE NOTE CONTAINS PROVISIONS ALLOWING FOR CHANGES IN THE MY INTEREST RATE AND MY

MONTHLY PAYMENT. MY ADJUSTABLE INTEREST RATE CAN NEVER EXCEED OR BE LESS THAN

420 W. WASHINGTON, OAK PARK, ILLINOIS 60304
BLVD. 5th
[Property Address]

(the "Lender") of the same date and covering the property described in the Security Instrument and located at:

"Note") to UNITED FINANCIAL MORTGAGE CORP.

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

THIS ADJUSTABLE RATE RIDER is made this 18th day of JUNE 1992, and is incorporated

LOAN NO. 6000046692

ADJUSTABLE RATE RIDER (LIBOR Index - Rate Caps)

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Property of Cook County Clerk's Office

11/19/18

UNOFFICIAL COPY

1 - 4 FAMILY RIDER Assignment of Rents

LOAN NO. 6000046692

THIS 1-4 FAMILY RIDER is made this 18TH day of JUNE, 1992, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to UNITED FINANCIAL MORTGAGE CORP.

(the "Lender") of the same date and covering the Property described in the Security Instrument and located at:

420 W. WASHINGTON, OAK PARK, ILLINOIS 60304
BLVD. ^{SMB} (Property Address)

93701932

1-4 FAMILY COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

A. ADDITIONAL PROPERTY SUBJECT TO THE SECURITY INSTRUMENT. In addition to the Property described in the Security Instrument, the following items are added to the Property description, and shall also constitute the Property covered by the Security Instrument: building materials, appliances and goods of every nature whatsoever now or hereafter located in, on, or used, or intended to be used in connection with the Property, including, but not limited to, those for the purposes of supplying or distributing heating, cooling, electricity, gas, water, air and light, fire prevention and extinguishing apparatus, security and access control apparatus, plumbing, bath tubs, water heaters, water closets, sinks, ranges, stoves, refrigerators, dishwashers, disposals, washers, dryers, awnings, storm windows, storm doors, screens, blinds, shades, curtains and curtain rods, attached mirrors, cabinets, panelling and attached floor coverings now or hereafter attached to the Property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the Property covered by the Security Instrument. All of the foregoing together with the Property described in the Security Instrument (or the leasehold estate if the Security Instrument is on a leasehold) are referred to in this 1-4 Family Rider and the Security Instrument as the "Property."

B. USE OF PROPERTY, COMPLIANCE WITH LAW. Borrower shall not seek, agree to or make a change in the use of the Property or its zoning classification, unless Lender has agreed in writing to the change. Borrower shall comply with all laws, ordinances, regulations and requirements of any governmental body applicable to the Property.

C. SUBORDINATE LIENS. Except as permitted by federal law, Borrower shall not allow any lien inferior to the Security Instrument to be perfected against the Property without Lender's prior written permission.

D. RENT LOSS INSURANCE. Borrower shall maintain insurance against rent loss in addition to the other hazards for which insurance is required by Uniform Covenant 5.

E. "BORROWER'S RIGHT TO REINSTATE" DELETED. Uniform Covenant 18 is deleted.

F. BORROWER'S OCCUPANCY. Unless Lender and Borrower otherwise agree in writing, the first sentence in Uniform Covenant 6 concerning Borrower's occupancy of the Property is deleted. All remaining covenants and agreements set forth in Uniform Covenant 6 shall remain in effect.

G. ASSIGNMENT OF LEASES. Upon Lender's request, Borrower shall assign to Lender all leases of the Property and all security deposits made in connection with leases of the Property. Upon the assignment, Lender shall have the right to modify, extend or terminate the existing leases and to execute new leases, in Lender's sole discretion. As used in this paragraph G, the word "lease" shall mean "sublease" if the Security Instrument is on a leasehold.

H. ASSIGNMENT OF RENTS; APPOINTMENT OF RECEIVER; LENDER IN POSSESSION. Borrower absolutely and unconditionally assigns and transfers to Lender all the rents and revenues ("Rents") of the Property, regardless of to whom the Rents of the Property are payable. Borrower authorizes Lender or Lender's agents to collect the Rents, and agrees that each tenant of the Property shall pay the Rents to Lender or Lender's agents. However, Borrower shall receive the Rents until (i) Lender has given Borrower notice of default pursuant to paragraph 21 of the Security Instrument and (ii) Lender has given notice to the tenant(s) that the Rents are to be paid to Lender or Lender's agent. This assignment of Rents constitutes an absolute assignment and not an assignment for additional security only.

If Lender gives notice of breach to Borrower: (i) all Rents received by Borrower shall be held by Borrower as trustee for the benefit of Lender only, to be applied to the sums secured by the Security Instrument; (ii) Lender shall be entitled to collect and receive all of the Rents of the Property; (iii) Borrower agrees that each tenant of the Property shall pay all Rents due and unpaid to Lender or Lender's agents upon Lender's written demand to the tenant; (iv) unless applicable law provides otherwise, all Rents collected by Lender or Lender's agents shall be applied first to the costs of taking control of and managing the Property and collecting the Rents, including, but not limited to, attorney's fees, receiver's fees, premiums or receiver's bonds, repair and maintenance costs, insurance premiums, taxes, assessments and other charges on the Property, and then to the sums secured by the Security Instrument; (v) Lender, Lender's agents or any judicially appointed receiver shall be liable to account for only those Rents actually received; and (vi) Lender shall be entitled to have a receiver appointed to take possession of and manage the Property and collect the Rents and profits derived from the Property without any showing as to the inadequacy of the Property as security.

If the Rents of the Property are not sufficient to cover the costs of taking control of and managing the Property and of collecting the Rents any funds expended by Lender for such purposes shall become indebtedness of Borrower to Lender secured by the Security Instrument pursuant to Uniform Covenant 7.

Borrower represents and warrants that Borrower has not executed any prior assignment of the Rents and has not and will not perform any act that would prevent Lender from exercising its rights under this paragraph.

Lender, or Lender's agents or a judicially appointed receiver, shall not be required to enter upon, take control of or maintain the Property before or after giving notice of default to Borrower. However, Lender, or Lender's agents or a judicially appointed receiver, may do so at any time when a default occurs. Any application of Rents shall not cure or waive any default or invalidate any other right or remedy of Lender. This assignment of Rents of the Property shall terminate when all the sums secured by the Security Instrument are paid in full.

I. CROSS-DEFAULT PROVISION. Borrower's default or breach under any note or agreement in which Lender has an interest shall be a breach under the Security Instrument and Lender may invoke any of the remedies permitted by the Security Instrument.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions contained in this 1-4 Family Rider.

x Stella M. Brown (Seal)
STELLA M. BROWN Borrower

(Seal)
Borrower

(Seal)
Borrower

(Seal)
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