CHALIGORY BRADLEY SPR 3051 OAK GROVE DOWNERS GROVE, ILLINOIS 074 AND WHEN RECORDED 93793178 EDGEMARK BANK LOMBARD EDGEMARK MORTGAGE CORPORATION 3051 OAK GROVE DOWNERS GROVE ILLINOIS 60515 SPACE ABOVE THIS LINE FOR RECORDER'S USE ... Corporation Assignment of Real Estate Mortgage LOAN NO. - 1921188 FOR VALUE RECEIVED the undersigned hereby grants, assigns and transfers to NATIONSBANC MORTGAGE CORPORATION all the rights, title and interest of undersigned in and to that certain Resi Estate Mortgage dated SEPTEMBER 23, 1993 exacuted by ALLAN R. AMBROSE AND DIANE M. AMBROSE, HUSBAND AND WIFE to EDGEMARK BANK LOMPARD dba EDGEMARK MORTGAGE CORPORATION a corporation organized under the law of THE STATE OF ILLINOIS and whose principal place of busines: 1051 OAK GROVE DOWNERS GROVE, ILLINOIS 62515 .as Document No.379317 and recorded in Book/Volume No. ,page(s) County Records, State of ILLINOIS COOK described hereinafter as follows: LOT 9 IN BLOCK 12 IN WINSTON GROVE SECTION 21, BEING A SUBDIVISION IN THE EAST 1/2 OF THE SOUTHWEST 1/4 AND WEST 1/4 OF THE SOUTHEAST 1/4 (TAKEN AS A TRACT) OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING FROM SAID TRACT THE SOUTH 20 ACRES THEREOF) IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON AUGUST 22, 1974 AS DOCUMENT NUMBER 22824635 TH COOK COUNTY, ILLINOIS. DEPT-01 RECORDING \$23.50 93793178 T\$0000 TRAN 4195 10/04/93 16:20:00 07-25-303-009 *9805 * -93--793178 COOK COUNTY RECORDER Commonly known as: 1551 CALIFORNIA STREET, ELK GROVE VILLAGE, ILLINOIS 060007 TOGETHER with the note or notes therein described or referred to, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Real Estate. Mortgage EDGEMARK BANK LOMPARD dba PORATION EDGEMARK_MORTGAGE STATE OF ILLINOIS COUNTY OF DUPAGE 9-23-93 BY: KERRY PHENNEY ... before me, the On . (Date of Execution) ITS: AUTHORIZED SIGNATOR undersigned, a Notary Public in and for said County and State, personally appeared KERRY PHINNEY known to me to be the AUTHORIZED SIGNATORY BY: MARIA T. MARTINEZ ITS: AUTHORIZED SIGNATORY MARIA T. MARTINEZ and known to me to be AUTHORIZED SIGNATORY of the corporation herein which executed the within instrument, that the seal affixed to said instrument is the WITNESS:

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corporate seal of said corporation: that said instrument was signed and sealed on behalf of said corporation pursuant to its

by-laws or a resolution of its Board of Directors and that he/she asknowledges said instrument to be the free set and

deed of said corporation.

My Commission Expires

Notary Public.

OFFICIAL SEAL LISA C. REGINELLI RY PUBLIC, STATE OF ILLINOIS COMMISSION EXPIRES 8-14-97

(THIS AREA FOR OFFICIAL NOTARIAL SEAL)

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TOGETHER WITH all the improvements now or hereafter erected on the property, and all casements, 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 select of the estate hereby conveyed and has the right to mortgage. grant and convoy 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 dobt evidenced by the Note and any propayment 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; (c) 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 'ma, 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 dime, 12 U.S.C. Section 2601 et seq. ("RESPA"), unless another law that applies to the Funds sets a lesser amount. If so, Lender time, at any time, collect and hold Funds in an amount not to exceed the lesser amount. Lender may estimate the amount of Fur is lue on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with a pri cable 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 Borrow or 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 may 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 small be paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds, showing credits and decits to the Funds and the purpose for which each debit to the Funds was

made. The Funds are pledged as additional security for all same secured by this Security Instrument.

If the Funds held by Lender exceed the amounts permit and 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 to notify Borrower in writing, and, in such case Borrower shall pay to Lender the amount necessary to make up the deficiency. Be trover shall make up the deficiency in no more than twelve

monthly payments, at Lender's solo discretion.

Upon payment in full of all sums secured by this Security Instrumers, Lender shall promptly refund to Borrower any Funds held by Lender, If, under paragraph 21, Lender shall acquire or sell the Emperty, Lender, prior to the acquisition or sele of the Property, shall apply any Funds held by Lender at the time of acquisition of cale 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 ants, 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 C Borrower makes these payments directly, Borrower shall promptly furnish to Lender receipts evidenting the payments.

Borrower shall promptly discharge any lien which has priority over this Security Instrument union Borrower: (n) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) contents in good faith the lien 🐸 by, or defends against enforcement of the iten in, legal proceedings which in the Lender's opinion of onte to prevent the enforcement of the lien; or (c) secures from the holder of the lien an agreement satisfactory to Lender subord in ting 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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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 horrower 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 Londor'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 Corrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the most ly payments referred to in paragraphs 1 and 2 or change the amount of the payments. If under paragraph 21 the Property is acquired by Londer, 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 contain 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 atherwise materially impair the lien created by this Scientify Instrument or Lender's security interest. Borrower may cure such a default and reinstate, as provided in paragraph 12, by causing the action or proceeding to be dismissed with a ruling that, in Lender's good faith determination, precludes forfeitu of the Borrower's interest in the Property or other material impairment of the lien created by this Security Instrument or Lender's occur, interest, Borrower shall also be in default if Borrower, during the loan application process, gave materially falso or inaccurate mormation or statements to Lender (or failed to provide Lender with any material information) in connection with the loan evidence 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 fulls 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), then Lender may do and pay for whatever is necessary to protect the value of the Property and Lender's rights in the Property. Lender's 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 deel of Borrower secured by this Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts smill bear interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borro we requesting payment.

8. Mortgage Insurance. If Londor required mortgage insurance as a condition of making the lown 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 "to 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 layerd 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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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 law.

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

Borrower notice at the time of or prior to an inspection specifying reasonable cause for the inspection.

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

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 Scourity Instrument whether or not the sums are then due.

If the Property is a landoned by Borrower, or if, after notice by Lender to Borrower that the condemnor offers to make an award or settle a claim for dimages, Borrower fails to respond to Lender within 30 days after the date the notice is 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, war are or not then due.

Unless Lender and Borrower of heavise agree in writing, any application of proceeds to principal shall not extend or postpone

the due date of the monthly payment; referred to in paragraphs 1 and 2 or change the amount of such payments.

11. Horrower Not Released; For carance 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 liability 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 of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

12. Successors and Assigns Bound; Joint and Several Liability; Co-signers. The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 17. Borrower's covenants and agreements shall by joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of 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 Insurariest or the Note without that Borrower's consent.

13. Loan Charges. If the loan secured by this Security Instrument is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial propayment without any prepayment charge under the Note.

14. Notices. Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to Lender's address stated herein or any other address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph,

15. Governing Law; Severability. This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the New 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.

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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 o 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 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

hereby shall remain fully effective as in no acceleration had occurred, relevance, this right to remain some local state of acceleration under part graph 17.

19. Sale of Note, C) ange 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.

information required by applicante lew.

20. Hazardous Substances. 30 ower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the property. Borrower 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 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: gasr. no, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this paragraph 20, "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection.

NON-UNIFORM CCVENANTS. Borrower and Lender further coverant and agree as follows:

21. Acceleration; Remedies. Lender shall give notice to Borrow, reprior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not or or 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 n ay 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 loveclosure 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 fall 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.

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

Borrower shall pay any preparation and recordation costs permitted under state law.

23. Waiver of Homestead. Borrower waives all right of homestead exemption in the Property.

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24. Riders to this Security Instrument. Security Instrument, the covenants and agree the covenants and agreements of this Security	If one or more riders are executed by linents of each such rider shall be incorpor.	ated into and shall amend and supplement
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BY SIGNING BELOW, Borrower ac cp	s and agrees to the terms and covenants co	ontained in this Security Instrument and in
any rider(s) executed by Borrower and record Witnesses:	ad with it.	
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Given under my hand and official seal, th	is 20 day of School	1993.
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COUNTRY JDE FUNDING CORPORATION PASADENA O I IFORNIA 91109-4974

LOAN#: 8711204

ESCHOW/GLOSING #:4115 P18

Prepared by: K. THOMPSON

SPACE ABOVE FOR RECORDERS USE.

ADJUSTABLE RATE RIDER (1 Year Treasury Index - Rate Caps)

THIS ADJUSTABLE September , 1993 , 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 RATE the undersigned (the "Borrower") to secure Borrover's adjustable Rate Note (the "Note") to COUNTRYWIDE FUNDING CORPORATION

(the "Lender") of the same date and covering the property described in the Security Instrument and located at: 1209 NORTH EAST AVE OAK PARK, IL 60302-

(Property Ada, 41)

THE NOTE CONTAINS PROVISIONS ALLOWING FOR CHANGES IN INTEREST RATE AND THE MONTHLY PAYMENT. THE NOTE LIMITS AMOUNT THE BORROWER'S INTEREST RATE CAP CHANGE AT ANY TIME AND THE MAXIMUM RATE THE BORROWER M'/ST PAY.

MULTISTATE ADJUSTABLE RATE RIDER - ARM 5-2 - Single Fumily - Famile Mas/Fraddle Mac Will from instrument

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ARM PLANS II, IV, VI & 5-YR Fixed/28-YR Annual T-Bill ARM





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LOAN #: 8711204

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

4.000 The Note provides for an initial interest rate of changes in the interest rate and the monthly payments, as follows:

%. The Note provides for

4. INTEREST RATE AND MONTHLY PAYMENT CHANGES

(A) Chraze Dates

The interest rate I will pay may change on the first day of October , 1994 , and on that day overy 12th month thereafter. Each date on which my interest rate could change is called a "Change

(B) The Index

Beginning with a Airst Change Date, my interest rate will be based on an Index. The "Index" is the weekly average yield on United Sates 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 that 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 Holcer will calculate my new interest rate by adding

TWO & SEVEN-EIGHTHS percentage points (2.875 Current Index. The Note Holder will the cound the result of this addition to the nearest one-eighth of one percentage point (0.125%). Subject to the limits swied 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 rath; 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

36. Thereafter, my interest rate will never be 6.000 % or less than 2.875 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 12 months. My interest rate will never be greater than 10.000

(E) Effective Date of Changes

My now 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 and 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 rule and the amount of my

-822A (8806).03 CFC (06/93) CONV

5-YR Fized/25-YR Annual T-Bill ARM

ARM PLANS II, IV, VI &

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LOAN #: 8711204

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 may question I may have regarding the natice

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 transferce as if a new loan we be being made to the transferce; and (b) Lender reasonably determines that Lender's security will not be impaired by the load assumption and that the risk of a breach of any covenant or agreement in this Security Instrument is acceptable to Lender.

To the extent the right of the problem in the law, Lender may charge a masonable fee as a condition to Lender's

To the extent possibled by applicable law, Lender may charge a reasonable fee as a condition to Lender's consent to the loan assum ion. Lender may also require the transferre to sign an assumption agreement that is acceptable to Lender and 'no' obligates the transferce to keep all the promises and agreements made in the Note and in this Security Instrument Sorrower will continue to be obligated under the Note and this Security Instrument

unless Lender releases Borrower in writing. If Lender exercises the option or 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 be an 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.

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

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