0000000020349247 TARNOW, MIKE

MORTGAGE

November 18	***	93
IAOAGMOCI TO	., Ψ.	

93991652

B516 SOUTH NASHVILLE, BURBANK, ILLINOIS 60459

750 COSE

 $\Pi_{\mathcal{L}}$

HICHAEL F. IARNOW and KIM M. JARNOW, HIS WIFE, AS JOINT TENANTS
Becowers address of different from Property address

GE CAPITAL HORTGOGE SERVICES. INC. 520 QUAIL RIDGE DRIVE, WESTHONT, ILLINOIS

Lander	Lender address	40559		
PRINCIPAL BALANCE (the amount) u borrowed)	新艺术的	PAYMENT AMOUN (your monthly		
na r	Months, Drs S	Paymonts Final Payment U.S. 5	First Payment Date	Final Payment Date
106,400.00		779.99 82,445.26	12/23/9	11/23/08

THIS MORTGAGE Security Instrumen(") is made today between the Borrower, of the name and address shown above therein "Borrower"), and the Lender shown above, A CORPORATION ORGANIZED AND

EXISTING UNDER THE LAWS OF NEW JERSEY with an address shown above (herein "Lender").

WHEREAS, florrower is indebted a Lender in the amount of the Principal Balance shown above, which indebtedness is evidenced by Borrower's more dated the same date as this Security Instrument and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness if not sooner paid, due and payable on the Emal Payment date shown above

THIS SECURITY INSTRUMENT secures to Lender (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced under pringraph 7 to protect the security of this Security Instrument and the Note. Borrower does hereby mortgage, grant and con-"ey to Lender and Fender's successors and assign the following described property which has the address shown above (herein "Property Address"):

Property Tax Index Number: 19-31-407-112

LOT 14 IN SCHEULINS SUBDIVISION OF PART OF LOTS 65 TO 67, 80 AND 81 IN FREDERICK H. BARTLETT'S 1ST ADDITION TO FREDERICK H. BARTLETT'S 79TH STREET ACRES IN THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN. IN COOK COUNTY, ILLINOIS.

DEPT-01 RECORDING \$31.50 T40000 TRAN 5304 12/03/93 16:15:00 \$1891 # *-93-991652 COOK COUNTY RECORDER

SATE PROPERTY REFERRED TO AS LOT(S)_____ OF BLOCK(S)____ ON THE MAP OF BURBANK, COOK COUNTY, ILLINOIS

ALSO KNOWN AS 8515 SOUTH NASHVILLE BURBANK, ILLINOIS 60459

THIS INSTRUMENT WAS PREPARED BY AND AFTER RECORDING SHOULD BE RETURNED TO:

NANCY A. KNUDSON NC., 520 QUAIL RIDGE DRIVE, WESTHONT, ILLINOIS GE CAPITAL MORTGAGE SERVICES,

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

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to

mortgage, grant and convey the Property and that the Property is unencumbered, except for encumberances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumberances of record

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with 3mated variations by jurisdiction to constitute a uniform security instrument covering real property.

70139349

Form 40138 (11/91) Page 1 of 5

UNIFORM COVENANTS—Borrower and Lender covenant and agree as follows

1, Payment of Principal and Interest; Prepayment and Late Charges. Borrower shall promptly pay when due the principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note.

2. Funds for Taxes and Insurance. Subject to applicable law or to a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") for: (a) yearly taxes and assessments which may attain priority over this Security Instrument as a hen on the Property; (b) yearly leasehold payments or ground rents on the Property, if any; (c) yearly hazard or property insurance premiums; (d) yearly flood insurance premiums, if any: (e) yearly mortgage insurance premiums, if any; and (f) any suins payable by Borrower to Lender, in accordance with the provisions of paragraph 8, in lieu of the payment of mortgage insurance premiums. These items are called "Escrow Items." Lender may, at any time, collect and hold Funds in an amount not to exceed the maximum amount a lender for a federally related mortgage loan may require for Borrower's escrew account under the federal Real Estate Settlement Procedures Act of 1974 as amended from time to time, 12 U.S.C. § 2601 et seq. ("RESPA"), unless another law that applies to the Funds sets a lesser amount. If so, Lender may, at any time, collect and hold Funds in an amount not to exceed the lesser amount. Lender may estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with applicable law

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is such an institution) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items. Lender may not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. However, Lender may require Borrower to pay a one-time charge for an independent real estate tax reporting service used by Lender in connection with this loan, unless applicable law provides otherwise. Unless an agreement is made or applicable law requires interest to be paid. Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender may agree in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds, showing credits and debits to the Funds and the purpose for which each act is to the Funds was made. The Funds are pledged as additional security for all sums secured by this Securi-

If the Funds held by Lender exceed the amounts permitted to be held by applicable law, Lender shall account to Borrower for the excess Funds in eccordance with the requirements of applicable law. If the amount of the Funds held by Lender at any time is not sufficient to may the Escrow Items when due, Lender may so notify Borrower in writing, and, in such case Borrower shall pay to Lender the amount necessary to make up the deficiency. Borrower shall make up the deficiency in

no more than twelve monthly payments, at Lender's sole discretion.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender 1f, under ran graph 21, Lender shall acquire or sell the Property, Lender, prior to the acquisition or sale of the Property, shall apply any Funds held by Lunder at the time of acquisition or sale as a credit against the sums secured by this Security Instrument.

3. Application of Payments. Unles, 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

paragram 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 tixes, assessments, charges, fines and impositions attributable to the property which may attain priority over this 50 may Instrument, and leasehold payments or ground tents, if any, Borrower shall pay these obligations in the main'er provided in paragraph 2, or if not paid in that manner, Borrower shall gay them on time directly to the person owed payment. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph. If Borrower makes these payments directly, Borrower shall promptly fur-

nish to Lender receipts evidencing the payments.

Borrower shall promptly discharge any hen which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by Logien in a mainter acceptable to Lender; (b) contests in good faith the fien by, or defends against enforcement of the lien m, leg it proceedings which in the Lender's opinion operate to prevent the enforcement of the lien or forfeiture of any part of the Property, or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which may attain priority over the Security Instrument, Lender may give Bortower a notice identifying the hen. Borrower shall satisfy the hen or take the or more of the actions set forth above within 10 days of the giving of notice

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

All insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgage clause. Lender shall have the right to hold the policies and renewals. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. In the event of loss, Borrower shall give prompt notice to the insurance carrier and

Lender. Lender may make proof of loss if not made promptly by Borrower.

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

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of the payments. If under paragraph 21 the Property is acquired by Lender, Borrower's rights 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 Instru-

ment immediately prior to the acquisition.

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

by the Note, including, but not limited to, representations concerning Borrower's occupancy of the Property as a principal residence. If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

7. Protection of Lender's Rights in the Property: Mortgage Insurance. If Borrower fails to perform the covenants and agreements contained in this Security Instrument or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in hankruptcy, probate, for condemnation of 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 attorney's 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 ? shall become additional debt of Borrower secured by this Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to

Borrower requesting payment

8. Mortgage Insurance. If Lender required mortgage insurance as a condition of making the loan secured by this Security Instrument. Borrower shall pay the premiums required to maintain the mortgage insurance in effect. If, for any reason, the mortgage insurance coverage required by Lender lapses or ceases to be in effect. Borrower shall pay the premiums required to obtain coverage substantially equivalent to the mortgage insurance previously in effect, at a cost substantially equivalent to the cost to Bu rrower 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-ty-elfth of the yearly mortgage insurance premium being paid by Borrower when the insurance coverage lapsed or ceased to be in effect. Lender will accept, use and retain these payments as a loss reserve in lieu of mortgage insurance. Loss reserve payment may no longer be required, at the option of Lender, if mortgage insurance coverage (in the amount and for the period that conder requires) provided by an insurer approved by Lender again becomes available and is obtained. Borrower shall pay the remiums required to maintain mortgage insurance in effect, or to provide a loss reserve, until the requirement for mortgage in grance ends in accordance with any written agreement between Borrower and Lender or applicable law

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

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

10. Condemnation. The proceeds of any award 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 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, will any excess paid to Borrower. In the event of a partial taking of the Property. unless Borrower and Lender otherwise ag., e 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

If the Property is abandoned by Borrower, or if after notice by Lender to Borrower that the condemnor offers to make an award or settle a claim for damages. Borrowe, 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, whether or not then due.

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

payments

11. Borrower Not Released; Forbearence By Lender Not a Wanter. 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 process or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Institution of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Le ider 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 Several Liability; Co-signers. The commants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Jorrower, subject to the provisions of paragraph 17. Borrower's covenants and agreements shall be joint and several Any corrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Institument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Insuriert; (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 S.c.a. ty Instrument or the Note without that Horrower'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 prepayment 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 certified 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 Note 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. 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, Londor 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 Horrower 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 of 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 had no acceleration 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 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 even 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 may other information required by applicable law.

20. Hazardour Substances. Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances in 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, "Ha; and us 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 pesticides and herbicides, volatile solvents, naterials containing asbestos or formaldehyde, and radioactive materials. As used in this paragraph 20, "Environmental Law" ricans federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection.

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

21. Acceleration: Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under paragraph 17 unless or any covenant or agreement in this Security Institument (but not prior to acceleration under paragraph 17 unless applicable law provides otherwise). The notice shall speiffy: (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, proceeding and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument by all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding, Lender shall be emitted 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. 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 Proper of 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 this 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 this Security Instrument; (in 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 on receiver's bonds, repair and maintenance costs, insurance premiums, taxes, assessments and other charges on the Property, and then to the sums secured by this 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 se-

cured by this Security Instrument pursuant to paragraph 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 this Security Instrument are paid in full.

23. Release. Upon payment of all sums secured by this Security Instrument, this Security Instrument shall become nuli and void. Lender shall discharge this Security Instrument without charge to Borrower. Borrower shall

pay any recordation costs

BALLOON PAYMENT RIDER TO NOTE AND SECURITY INSTRUMENT

12.1	THIS BALLOON PAYMENT RIDER ("Rider	") is made this	
مر الماركة أني أنه	MAYNAY , 1993 , and amends	a Note in the amount of \$ 106,400,00	
UK	(the "Note") made by the person(s) who sig	in below ("Borrower") to GE CAPITAL	
Kr	KORIGAGE SERVICES. INC. ("Le	ender") and the Mortgage, Deed of Trust or S	ecurity
	Deed (the "Security Instrument") dated the sof the Note.	same date and given by Borrower to secure repa	ıymen
	In addition to the agreements and provisions Borrower and Lender further agree as follow	s made in the Note and the Security Instrumen	t, both
	DOLLOWN WING FRUITEL INTERS TRIES WE SOUND	13.	
	IF NOT PAID EARLIER, THIS LOAN IS F	PAYABLE IN FULL ON November 23	4
	2008 THE "MATURITY DAT	E"). BORROWER MUST REPAY THE ENT	IRE
	UNPAID PRINCIPAL BALANCE OF THE L	OAN AND INTEREST THEN DUE. THIS IS CALI	LED
		IS UNDER NO OBLIGATION TO REFINANCE 1	
	LOAN AT THAT TIME		
	Or		_
		hundred twenty (120) days prior to the Maturity	
		ates the Maturity Date and the amount of the "b	
		Date (assuming all scheduled payments due be	:W8¢r
	the date of the notice and the Maturity Date	are made on ume),	
	0 1 0 00 40		
	Rahard Chewle.	Opposition of the same of the	(Soal)
	Witness	Borrower	
1,		MICHAEL F. TARNOW	
		The Marine	(Seal)
	Witness	Porrower	(SAGA)
	14 th 424	KIN M. TARNOV	
		4	
			(Seal)
	Witness	Borrower	

Witness

laws of this state. 25. Riders to this Security Instrument. this Security Instrument, the covenants are	ereby waives and releases all rights under and by virtue of the homestead exemption. If one or more riders are executed by Horrower and recorded together with and agreements of each such rider shall be incorporated into and shall ameniments of this Security Instrument as if the rider(s) were a part of this Security.
Adjustable Rate Rider	Condominium Rider 📋 1-4 Family Rider
Graduated Payment Rider	[] Planned Unit Development Rider
XX Balloon Payment Rider	[] Other(s) [specify]
	reepts and agrees to the terms and covenants contained in this Security In
Pichard Oh	outel the seal of the seal (Seal
	MICHAEL F. TARNOW Borrowe
Parks O Ch	Seal X July 1 College (Seal
	Witness KIM M. TARNOW -Borrowe
Q/x	Witness (Seal
	Witness (Seal
STATE OF ILLINOIS.	COOK County 55
I. THE UNDERSIGNED state, do hereby certify that MICHAEL F	a Notary Public in and for said county and F. TARNOW and KIM M. TARNOW, HIS WIFE, AS JOINT TENANT
personally known to me to be the same person me this day in person, and acknow and voluntary act for the uses and purpos	person(s) whos, name(s) subscribed to the foregoing instrument, appeared viedged that THE. We signed and delivered the said instrument as IHEIR recises therein set forth
Given under my hand and official seal	d this 18th day November 19 93.
My Commission expires	Notary Public Notary Public pace Below This Line For Recording Data
RECORD AND RETURN TO: GE CAPITAL HOME EQUITY SERVICE P. D. BOX 5039, ATTN: POST CL CHERRY HILL, NEW JERSEY 0803	CES LOSING UNIT

Property of Cook County Clerk's Office