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ILLINOIS
NOTARY PUBLIC

93997288

Loan#886069

MORTGAGE

Property of Cook County Clerk's Office

THIS MORTGAGE ("Security Instrument") is given on **November 9, 1993** . The mortgaged

KEVIN ROBEY AKA/A KEVIN D. ROBEY & SUSAN M. ROBEY, KNOWN AS HUSBAND AND WIFE

"Borrower". This Security Instrument is given to **MORTGAGE RESOURCE GROUP** : DEPT-01 RECORDING 187.00
: 170000 Loan 8862 11/09/93 13:10:00
: 4245 * 93-997288
: COOK COUNTY RECORDER

which is organized and existing under the laws of **THE STATE OF ILLINOIS** and whose address is **7544 W. NORTH AVENUE**

ELMWOOD PARK, IL 60635

"Lender". Borrower owes Lender the principal sum of

Sixty Thousand Eight Hundred and No/100 -----

Dollars U.S. \$ **60,800.00**

This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on **December 1, 1998** . This Security Instrument secures to Lender, in the payment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note, by the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and for the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender the following described property located in

COOK

County, Illinois.

P.I.N. 27-26-207-017-1018

93997288

Unit number 1-17029 North and 2-17029 North in Better Living II Condominium as delineated on a survey of the following described real estate: Lots 109 and 110 in Cherry Creek South Subdivision Phase III, being a subdivision of part of the East 1/2 of the Northeast 1/4 of Section 26, Township 16 North, Range 12, East of the Third Principal Meridian, which survey is attached as Exhibit "A" to the Declaration of Condominium, recorded as Document Number 89337701, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

3250
[Signature]

which has the address of **17029 GRISSOM #3N**
Illinois **60477**

TINLEY PARK

"Property Address"

ILLINOIS - Fannie Mae Freddie Mac UNIFORM INSTRUMENT

Form 3014 9 90
Amended 5 91

689-6R(IL)

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X DTK

(LAND TITLE) P671580-C-6

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

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

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

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of the payments. If under paragraph 21 the Property is acquired by Lender, Borrower's right to any insurance policies and proceeds resulting from damage to the Property prior to the acquisition shall pass to Lender to the extent of the sums secured by this Security Instrument automatically prior to the acquisition.

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

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

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

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payments that are not required at the option of lender, if mortgage insurance coverage in the amount and for the period that lender requires is 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 a reasonable notice of time and date for an inspection.

10. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of all or part of the Property, or for compensation in lieu of condemnation, are hereby assigned and shall be paid to lender.

In the event of a partial taking of the Property, the proceeds shall be applied to the sums secured by this Security Instrument or non-payment of 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. In such event, the taking shall be treated as if the amount of the sums secured by this Security Instrument shall be reduced by the amount of the proceeds multiplied by the following fraction on the total amount of the sums secured immediately before the taking, divided by the fair market value of the Property immediately before the taking. Any balance not so 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, the proceeds shall be applied to the sums secured by this Security Instrument, whether or not the sums are then due.

If the proceeds from the taking of the Property or if other notice by lender to borrower that the condemnor offers to make an award or claim for damages, borrower fails to respond to lender within 30 days after the date the notice is given, lender is authorized to disseminate and apply the proceeds in its option, either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due.

Lender and borrower agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the periodic payments referred to in paragraphs 1 and 2 or change the amount of such payments.

11. Borrower Not Released; Forfeiture of Lender Not a Waiver. Extension of the time for payment or modification or amendment 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 to extend time for payment or otherwise modify amendment 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 such demand shall not be a waiver of or preclude the exercise of any right or remedy.

12. Successors and Assigns Bound; Joint and Several Liability. The covenants and agreements of this Security Instrument shall bind and extend to 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, including the Note, 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, but is not personally obligated to pay the sums secured by this Security Instrument, and borrower may agree to extend, modify, forfeit or suspend the Note without the borrower's consent.

13. Loan Charges. The sums secured by this Security Instrument is subject to a law which sets maximum loan charges and that law is deemed to apply to the interest or other loan charges collected or to be collected in connection with the loan, and that law is deemed to apply to the interest or other loan charges shall be reduced by the amount necessary to reduce the charge to the permitted limit. If the sum secured by the loan exceeds the permitted limit, the amount of the sum secured by the loan which exceeds the permitted limit shall be refunded to borrower. Lender may, at its option, elect to make the principal owed under the Note or by making a direct payment to borrower, or to make a direct payment to lender, and the borrower will be treated as a partial prepayment without a prepayment charge and the Note.

14. Notices. All notices provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail, address applicable, but requires use of another method. The notice shall be directed to the Property. Address or another 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 another 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 of this Security Instrument and the Note are declared to be unenforceable or invalid, the remainder of the provisions of this Security Instrument and the Note shall survive and shall not affect other provisions of this Security Instrument or the Note which can be given effect without the unenforceable or invalid 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 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 such 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 and 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 in force 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.

20. Hazardous Substances. Borrower 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 which 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: gasoline, 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 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 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 may 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 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 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.

22. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument without charge to Borrower. Borrower shall pay any recording costs.

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

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BANC ONE MORTGAGE CORPORATION

MICHAEL J. CONNOLLY

OFFICIAL SEAL
JANICE K. FEULNER
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Jan. 29, 1997

Janice K. Feulner

My Commission Expires

signed and delivered by the undersigned as THEIR free and voluntary act, for the uses and purposes therein set forth. Given under my hand and official seal this 9TH day of NOVEMBER 1997.

personally known to me to be the same persons whose names

KEVIN ROBEY M/M SUSAN M. ROBEY
KEVIN D. ROBEY M/M SUSAN M. ROBEY

County of DEKALB State of ILLINOIS

STATE OF ILLINOIS, DEKALB COUNTY

County ss:

KEVIN ROBEY
Kevin Robey

SUSAN M. ROBEY
Susan M. Robey

KEVIN D. ROBEY
Kevin D. Robey

Witnesses

any riders executed by borrower and recorded with it.

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

88276636

- 1- Family Rider
- Biweekly Payment Rider
- Second Home Rider
- Condominium Rider
- Planned Unit Development Rider
- Rate Improvement Rider
- Others (Specify):
- Administered Rate Rider
- Graduated Payment Rider
- Ballon Rider
- A/R Rider

24. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the terms and covenants of each such rider shall be incorporated into and shall amend and supplement the covenants and terms of this Security Instrument as if the riders were a part of this Security Instrument. (Check applicable boxes)

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CONDOMINIUM RIDER

THIS CONDOMINIUM RIDER is made this **9th** day of **November**, 1993 and incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Instrument (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to **MORTGAGE RESOURCE GROUP**

The Property is located on the Property described in the Security Instrument and located at

17029 GRISSOM #3N, TINLEY PARK, ILLINOIS 60477

The Property includes, in addition to the unit, together with an undivided interest in the common elements of a condominium project known as **17029 GRISSOM**

(the "Condominium Project"). In 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 their: (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 Condominium Project which is satisfactory to Lender and which provides insurance coverage in the amounts, for the periods, and against the hazards Lender requires, including fire and hazards included within the term "extended coverage," then:

(i) Lender waives the provision in Uniform Covenant 2 for the monthly payment to Lender of the yearly premium installments for hazard insurance on the Property; and

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

Borrower shall give Lender prompt 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 Instrument, with any excess paid to Borrower.

C. Public Liability Insurance. Borrower 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 award or claim for damages, direct or consequential, payable to Borrower in connection with any condemnation or other taking of all or any part of the Property, whether of the

MULTISTATE CONDOMINIUM RIDER - Rev. 01/90 - Fannie Mae Freddie Mac UNIFORM INSTRUMENT

Form 3140 9/90



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[Signature]

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Form 3119 9 90



Property of Cook County Clerk's Office

Borrower
Seal
Borrower
Seal
Borrower
Seal
Borrower
Seal

KEVIN D. ROBNEY
SUSAN M. ROBNEY
KEVIN ROBNEY

882746666

BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions contained in this Condominium
to Borrower's depositing funds in the
interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender
there. Any amount so deposited by Lender under this paragraph F shall become additional debt of Borrower secured
F. Borrower shall not pay condominium dues and assessments when due, then Lender may pay
maintain the Owners Association unacceptably to Lender.
any action which would have the effect of rendering the public liability insurance coverage
Association or
in termination of professional management and assumption of self-management of the Owners
benefit of Lender.
in any amendment to any provision of the Condominium Documents if the provision is for the express
by abandonment or eminent domain.
termination required by law in the case of substantial destruction by fire or other casualty or in the case of a taking
of the abandonment or termination of the Condominium Project, except for abandonment or
action to acquire or partition or subdivide the Property or consent for
F. Lender's Prior Consent. Borrower shall not, except after notice to Lender and with Lender's prior
provided in the Condominium Documents.
part of Lender. Such proceeds shall be applied by Lender to the sums secured by the Security Instrument as
and/or of the common elements or for any conveyance in lieu of condemnation, are hereby assigned and shall be

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BALLOON RIDER

(CONDITIONAL RIGHT TO REFINANCE)

THIS BALLOON RIDER, MORTGAGE Instrument No. 9th dated November 1993 is to be incorporated into and shall be deemed to amend and supplement the Mortgage Loan of Trust created by Security Trust of Illinois, Inc. as Trustee for the Security Instrument of the same date given by the undersigned other Borrower to secure the Borrower's Note.

**MORTGAGE RESOURCE GROUP
7544 W. NORTH AVENUE
ELMWOOD PARK, IL 60635**

of the same date and covering the property described in the Security Instrument and located at

17029 GRISSOM #3N, TINLEY PARK, ILLINOIS 60477

Interest Rate

The interest rate on the Note is called the "New Rate". The date of the Note is called the "Note Date". The interest rate shall be the rate set forth in the Note Security Instrument and this Rider. The Lender or anyone who takes the Note from the Security Instrument and this Rider to transfer and who is entitled to receive payments under the Note is called the "Note Holder".

ADDITIONAL COVENANTS. In addition to the covenants and agreements in the Security Instrument, Borrower and Lender further covenant and agree as follows (in spite of anything to the contrary contained in the Security Instrument or the Note):

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1. CONDITIONAL RIGHT TO REFINANCE

At the maturity of the Note and Security Instrument (the "Maturity Date") I will be able to obtain a new loan ("New Loan") with a new Maturity Date of December 1st 2023 and with an interest rate equal to the "New Rate" determined in accordance with Section 3 below if all the conditions provided in Sections 2 and 5 below are met (the "Conditional Refinancing Option"). If those conditions are not met, I understand that the Note Holder is under no obligation to refinance or modify the Note, or to extend the Maturity Date, and that I will have to pay the Note from my own resources or find a lender willing to lend me the money to repay the Note.

2. CONDITIONS TO OPTION

If I want to exercise the Conditional Refinancing Option at maturity, certain conditions must be met as of the Maturity Date. These conditions are: (1) I must still be the owner and occupant of the property subject to the Security Instrument (the "Property"); (2) I must be current in my monthly payments and cannot have been more than 30 days late on any of the 12 scheduled monthly payments immediately preceding the Maturity Date; (3) no lien against the Property (except for taxes and special assessments not yet due and payable (other than that of the Security Instrument) may exist); (4) the New Note Rate cannot be more than 5 percentage points above the Note Rate; and (5) I must make a written request to the Note Holder as provided in Section 5 below.

3. CALCULATING THE NEW NOTE RATE

The New Note Rate will be a fixed rate of interest equal to the Federal National Mortgage Association's required net yield for 30-year fixed rate mortgages subject to a 60-day mandatory delivery commitment, plus one-half of one percentage point (0.5%) rounded to the nearest one-eighth of one percentage point (0.125%) (the "New Note Rate"). The required net yield shall be the applicable net yield in effect on the date and time of day that the Note Holder receives notice of my election to exercise the Conditional Refinancing Option. If this required net yield is not available, the Note Holder will determine the New Note Rate by using comparable information.

4. CALCULATING THE NEW PAYMENT AMOUNT

Provided the New Note Rate as calculated in Section 3 above is not greater than 5 percentage points above the Note Rate and all other conditions required in Section 2 above are satisfied, the Note Holder will determine the amount of the monthly payment that will be sufficient to repay in full (a) the unpaid principal, plus (b) accrued but unpaid interest, plus (c) all other sums I will owe under the Note and Security Instrument on the Maturity Date (assuming my monthly payments that are current, as required under Section 2 above, over the term of the New Note at the New Note Rate in equal monthly payments). The result of this calculation will be the amount of my new principal and interest payment every month until the New Note is fully paid.

5. EXERCISING THE CONDITIONAL REFINANCING OPTION

The Note Holder will notify me at least 60 calendar days in advance of the Maturity Date and advise me of the principal, accrued but unpaid interest, and all other sums I am expected to owe on the Maturity Date. The Note Holder also will advise me that I may exercise the Conditional Refinancing Option if the conditions in Section 2 above are met. The Note Holder will provide my payment record information, together with the name, title and address of the person representing the Note Holder that I must notify in order to exercise the Conditional Refinancing Option. If I meet the conditions of Section 2 above, I may exercise the Conditional Refinancing Option by notifying the Note Holder no later than 45 calendar days prior to the Maturity Date. The Note Holder will calculate the fixed New Note Rate based upon the Federal National Mortgage Association's applicable published required net yield in effect on the date and time of day notification is received by the Note Holder and as calculated in Section 3 above. I will then have 30 calendar days to provide the Note Holder with acceptable proof of my required ownership, occupancy, and property lien status. Before the Maturity Date the Note Holder will advise me of the new interest rate (the New Note Rate), new monthly payment amount and a date, time and place at which I must appear to sign any documents required to complete the required refinancing. I understand the Note Holder will charge me a \$250.00 processing fee and the costs associated with updating the title insurance policy, if any.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Balloon Rider:

X Kevin D. Robey
KEVIN D. ROBEY

Seal

Susan M. Robey
SUSAN M. ROBEY

Seal

X Kevin Robey
KEVIN ROBEY

Seal

Seal

Notary Public, State of Illinois