93249101

is instrument was prepared by: RGARETTEN & COMPANY INC NORTH CT. PALATINE, IL

60067 MORTGAGE

60109510

THIS MORTGAGE ("Security Instrument") is given on The mortgagor is JAMES Y PARK, BACHELOR

March

("Borrower").

This Security Insurumer t is given to

MARGARETTEN & COMPANY, INC.

, and whose address is

which is organized and existing

under the laws of the State of New Jersey New Jersey

("Lender").

One Ronson Road, 180 in, Borrower owes Lender the principal sum of

Sixty- Bight Thouserd, and 00/100
(U.S. \$ 68.000.00 ). This debt is evidenced by Borrower's note dated the same date as this Security

(U.S. \$ 68,000.00 ). This debt is evidenced by norrower's note unter the sense unit as the full debt, if not paid earlier, due and payable instrument ("Note"), which provides for contrally payments, with the full debt, if not paid earlier, due and payable the repsyment of the debt on April 18t, 1999 This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all rer ewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced under Paragraph To protect the security of this Security Instrument; and (c) 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

County, Illinois:

UNIT 202 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LAKEVIEW CEPRACE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 25506674, AS AMENDED, IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COCK COUNTY, ILLINOIS. PIN #11-18-208-021-1006

94/95/93 11 -249

COOK COUNTY CE WRDER

which has the address of

1738 CHICAGO AVE UT 202 EVANSTON, IL 60201 ("Property Address");

TOOETHER WI!!'H all the improvements now or hereafter erected on the property, and all easements, 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 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 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 debt evidenced by the Note and any prepayment and late charges due under the Note,

ILLINOIS-SINGLE FAIRTLY-FNMA/FHLMC UNIFORM INSTRUMENT MAR-1208 Page 1 of 5 (Rev. 1/93) ices MEAIN-1205 (Nov. 7/87)

Porm 3014 9/90

(LB/L AME) SOCI-MYTH MAR-1205 Page 5 of 5 (Rev. 5/91)

My Commission expires:

ITTINGIS-SINGIE EVMITX-ENMY/LHIMC ONILOBM INSTROMENT

Given under my hand and official seal, this 26th

free and voluntary act, for the uses and purposes therein set forth.

MARGARETTEN & COMPANY, INC.

before me this day in person, and acknowledged that he, she, they signed and delivered the said instrument as his, her, their personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared

My Commission Expires 9/22/93 Notary Public, State of Illinois Nathy Moran "OFFICIAL SEAL"

curity instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and 24. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this

	od state, do hereby certify mun	ry Public in and for said county an	
	Ox :ss	<del>סססוג</del> רבין וד	STATE OF ILLINOIS,
	OrCoop	C	
	(Internity Property)	-Borrower	
*	74,		
·		-Bollower	Office
	POLICHER	$\mathcal{L}_{\mathcal{L}}$	
Security Instrument	sint in benissinos sinsened in this	rrower accepts and agrees to the teri Borrower and recorded with it.	BY SIGNING BELOW, Bot In any rider(s) executed by I
	Condominium Rider	Riders are attached:	The following table mooiled
Security Instrument.	t as if the rider(s) were a part of this	recments of this Security Instrument	supplement the covenants and ag

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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 small 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 final to Lender's address stated herein or any other address Lender designates by notice to Borrower. Any notice provided for leathis Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this participals.

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 which can be given effect without the 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. Transfell 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.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 slays from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Security Inseguratent. 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 Pakt 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 for such other period as applicable law in his specify in the installing before sale of the Property pursuant to any power of sale contained in this Security Instrument; or (a) and of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then yould 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, bender's rights in the Property and Borrower's obligation to pay the sums secured by this Security Instrument shall continue anchanged. 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 I aragraph 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 paymer is 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 iaw. The notice will state the name and address of the new Loan Servicer and the a idress 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, cor 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 rhis Paragraph 20, "Hazardous Substances" are those substances defined a toxic or hazardous substances by Environmental Law and the following substances: assoling, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radio active materials. As used in this Paragraph 20, "Environmental Law" means federal laws and laws of the jurisdiction whose 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. Porrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under Paragraph 1. Acless 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 parauling 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 Berrower Berrower shall pay any recordation costs On John The Transfer.
  - 23. Waver of Fibrackwad. Borrower walves all right of homestead exemption in the Property.

Replaces MAR-1203 (Rev. 7/87) MAR-1205 Page 2 of 5 (Way, 5/91)

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of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year Borrower shall occupy, establish, and use the Property as Borrower's principal residence within sixty days after the execution 6. Occupancy, Preservation, Maintenance and Protection of the Property; Borrower's Loan Application; Leaseholds.

Instrument immediately prior to the acquisition. from damage to the Property prior to the acquisition shall pass to Lender to the extent of the sums secured by this Security If under Paragraph 21 the Property is acquired by Lender, Borrower's right to any insurance policies and proceeds resulting postpone the due date of the monthly payments referred to in Paragraphs I and 2 or change the amount of the payments.

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

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

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

option, obtain coverage to protect Lender's rights in the Property in accordance with Paragraph that Lender requires. The insurance carrier providing the insurance shall be chosen by Borre wer subject to Lender's approval which shall not be unreasonably withheld. It Borrower fails to maintain coverage described way Lender may, at Lender's flooding, for which Lengel requires ingurance. This insurance shall be maintained in the amounts and for the periods Property insured against loss by fire, hazards included within the term "extended coversar" and any other hazards, including,

S. Hayard or Property Insurance. Borrower shall keep the improvements now existing or hereafter erected on the 3, ton to gniving out to evab 01 minitiw ovode, fitted, ton anounce out to one to one

over this Security Instrument, Lender may give Borrower a notice identifying the lien. Borrower shall satisfy the lien or take tien to this Security Instrument, If Lender determines that any part of the Proper y is subject to a tien which may attain priority the enforcement of the lien; or (c) secures from the holder of the lien an incoment satisfactory to Lender subordinating the the lien by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to prevent in writing to the payment of the obligation secured by the lien in a manier acceptable to Lender; (b) contests in good faith Borrower shall promptly discharge any lien which has priority (vor this Security Instrument unless Horrower: (a) agrees

An Charges Liens. Borrower shall pay all last a sacesnoptis, charges, three and impositions atributable to the Property which may attain priority over this Security Instrumer. In these obligations in the manner broyled in Paragraph Licenter of Ecquarity in the manner broyled in Paragraph Licenter of Ecquarity over this Security in the manner broyled in Paragraph Licenter and inder this directly to the person ower aball promptly in the manner this Dorrower shall pay them on time directly to the person ower makes these payments directly. Borrower shall pay them on time of the person of the person of the paragraph. It Borrower makes these payments directly, Borrower shall pay them on time of the person of the

1 and 2 shall he applied. Tiret, to principal due; at a fact, to any late charges due under the Note. 3. Application of Payments. Unless uppl. solie law provides otherwise, all payments received by Lender under Paragraphs.

by this Security Instrument. sale of the Property, shall apply any Funds held by Lender at the time of acquisition or sale as a credit against the sums secured

Funds held by Lender. If, under Program 21, Lender shall acquire or sell the Property, Lender, prior to the acquisition or Upon payment in full of all sures secured by this Security Instrument, Lender shall promptly refund to Borrower any more than twelve monthly payn ents, at Lender's sole discretion.

Borrower shall pay to Lender the amount necessary to make up the deficiency. Borrower shall make up the deficiency in 📆 any time is not sufficient to 184 the Escrow Items when due, Lender may so notify Borrower in writing, and, in such care for the excess Funds in a cordance with the requirements of applicable law. If the amount of the Funds held by Lender 🍁 If the Funds held by Lender exceed the amounts permitted to be held by applicable law, Lender shall account to Borroway

which each debit to the Funds was made. The Funds are pledged as additional security for all sums secured by this Security. Borrower, witheur charge, an annual accounting of the Funds, showing credits and debits to the Funds and the purpose for

Funds. Bottower and Lender may agree in writing, however, that interest shall be paid on the Funds. Lender shall give to or applicable law requires interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the service used by Lander in connection with this loan, unless applicable law provides otherwise. Unless an agreement is made such a charge. However, Lender may require Borrower to pay a one-time charge for an independent real estate tax reporting or verifying the Escrow, tems, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make the Escrive items. Lender may not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, (including Lender, if Lender is such an institution) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity

expenditures of future Escow Items or otherwise in accordance with applicable law.

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

after the date of occupancy, umess 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. 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 1 niess 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.

6. Mortgage Insurance If Lender required mortgage insurance as a condition of making the loan secured by this Security Instrument, Borrower shull plus the premiums required to maintain the mortgage insurance in effect. If, for any reason, the mortgage insurance coverage and unread 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 main these payments as a loss reserve in lieu of mortgage insurance. Loss reserve payments may no longer be required, at the option of Lender, if mortgage insurance coverage (in the amount and for the period that Lender requires) provided by an insurer approved by Lender again becomes available and is obtained. Borrower shall pay the premiums required to maintain nortgage 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 mast nable 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.

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, 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 Borrow r 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 in mediately before the taking, divided by (b) the fair market value of the Property in which the fair market value of the Property immediately before the taking is less that the amount of the sums secured immediately before the taking, unless Borrower and Lender otherwise agree in writing or unless applicable law otherwise provides, the proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemnor offers to make

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, 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 expair of the Property or to the

sums secured by this Security Instrument, whether or not then due.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in Paragraphs 1 and 2 or change the amount of such payments.

11. Borrower Not Released; Forbearance by Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the 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 concruse 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 be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument 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 Instrument or the Note without that Borrower's

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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.

Property of Cook County Clerk's Office

33243101

### BALLOON RIDER (Conditional Right to Refinance)

50109510

THIS BALLOON RIDER is made this 26th day of March, 1993 and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Deed to Secure Debt (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure the Borrower's Note to Margarettan & Company Inc., organized and existing under the laws of the state of New Jersey

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

1738 CHICAGO AVE UT 202 EVANSTON, IL 60201

The interest rate stated on the Note is called the "Note Rate." The date of the Note is called the "Note Date." I understand the Lender may transfer the Note, Security Instrument and this Rider. The Lender or anyone who takes the Note, the S. ou ity Instrument and this Rider by 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 or venant and agree as follows (despite anything to the contrary contained in the Security Instrument or the Note):

#### 1. CONDITIONAL RIGHT TO REFINANCE

At the maturity date 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 April 1st, 2023, and with an interest rate equal to the "New Note Rate" determined it accordance with Section 3 below if all the conditions provided in Section 2 and 5 below are met (the "Conditional Refination Option"). If those conditions are not met, I understand that the Note Holder is under no obligation to refinance or nordify the Note, or to extend the Maturity Date, and that I will have to repay 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 pay must 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 Lete; and (5) I must make a written request to the Note Holder as provided in Section 5 below.

#### 3. CALCULATING THE NEW NOTE RATE

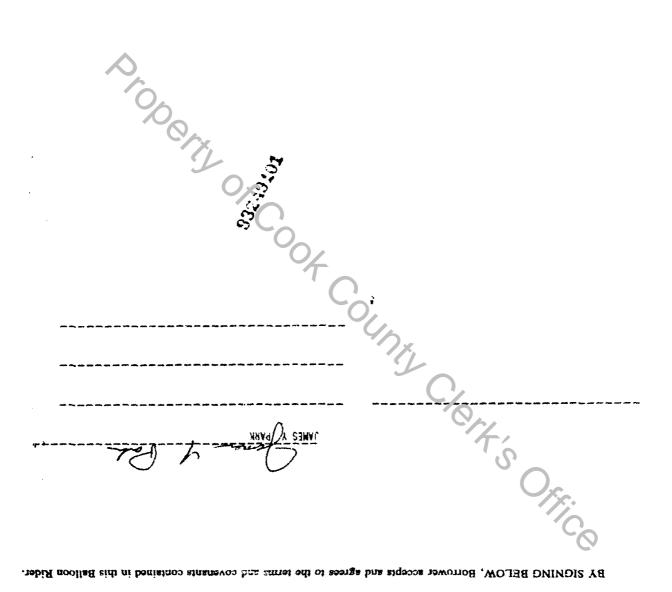
The New Note Rate will be a fixed rate of interest equal to the Federal National Mortgage Association's required net yield for 30-year fixed rate mortgages subject to a 60-day mandatory delivery commitment, plus one-half of one percentage point (0.5%), rounded to the nearest one-eighth of one percentage 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 up aid interest, plus (c) all other sums I will owe under the Note and Security Instrument on the Maturity Date (assuming my monthly payments then 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 she New Note is fully paid.

93249101

MAR-7019 Page 2 of 2 (7/91) MOLLISTATE BALLOON RIDER-Single Family-FANNIE MAE UNIFORM INSTRUMENT FORM 3180 12/89



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

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refinancing. I understand the Note Holder will charge me reasonable fees and the coats associated with exerciaing the amount and a date, time and place at which I must appear to sign any documents required to complete the required the Maturity Date the Note Holder will advise me of the new interest rate (the New Note Rate), new monthly payment provide the Note Holder with acceptable proof of my required ownership, occupancy and property lien status. Before notification is received by the Note Holder and as calculated in Section 3 above. I will then have 30 calendar days to the Federal National Mortgage Association's applicable published required net yield in effect on the date and time of day than 45 calendar days prior to the Maturity Date. The Note Holder will calculate the fixed New Note Rate based upon conditions of Section 2 above, I may exercise the Conditional Refinancing Option by notifying the Note Holder no later representing the Note Holder that I must notify in order to exercise the Conditional Refinancing Option. If I meet the The Note Holder will provide my payment record information, together with the name, title and address of the person also will advise me that I may exercise the Conditional Refinancing Option if the conditions in Section 2 above are met. principal, accrued but unpaid interest, and all other sums I am expected to owe on the Maturity Date. The Note Holder The Note Holder will notify me at least 69 calendar days in advance of the Maturity Date and advise me of the

EXERCISING THE CONDITIONAL REFINANCING OPTION

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### CONDOMINIUM RIDER

THIS CONDOMINIUM RIDER is made this

26th

day of

Manch 1999 and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to

MARGARETIEN & COMPANY, INC., a corporation

organized and existing under the laws of the state of NEW JERSEY

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

1798 CHICAGO AVE UT 202

, EVANSTON , IL

60201

Property Addre

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

LAKEVIEW TERRACE CONDOMINIUM

Name of Condersinium Project

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

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

- A. CONDOMINIUM OBLIGATIONS. Borrower shall perform all of Borrower's obligations under the Condominium Project's Constituent Documents. The "Constituent Documents" are the. (i) Declaration or any other document which creates the Condominium Project; (ii) by-laws; (iii) code of regulations; and (iv) other equivalent documents. Borrower shall promptly pay, when due, all dues and assessments imposed pursuant (o) he Constituent Documents.
- B. HAZARD INSURANCE. So long as the Owners Association maintains, with b 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 recuires, 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 Lower of one-twelfth 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 unit or of the common elements, or for any conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender. Such proceeds shall be applied by Lender to the sums secured by the Security Instrument as provided in Uniform Covenant 10.

MULTISTATE CONDOMINIUM RIDER—SINGLE FAMILY—FNMA/FHLMC UNIFORM INSTRUMENT Form 5:40

MEAR-6017 Page 1 of 2 (Rev. 5/91) Replaces MAR-6887 Page 1 of 2 (Rev. 5/87) 93243101

MAR-6017 Page 2 of 2 (Rev. 5/91) Similates MAR-6017 Page 2 of 2 (Rev. 5/87)

MAILIBLATE CONDOMINIUM RIDER-BINGLE FAMILY-FUMA/FILLMC UNIFORM INSTRUMENT Form 3140 9/90

requesting payment.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions contained in this Condominium Byder.

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

F. REMEDIES, It Borrower does not pay condominium dues and assessments when due, then Lender may pay them. Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursentent at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower from the from Lender to Borrower.

(ii) any amendment to any provision of the Constituent Documents if the provision is for the express benefit of Lender;

consent, either partition or subdivide the Property or consent to:

(i) the abandonment or termination of the Condominium Project, except for abandonment or termination required by law in the case of a taking by condemnation or eminent

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E. LENDER'S PRIOR CONSENT. Borrower shall not, except after notice to Lender and with Lender's prior written