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ILLINOIS - Large Army - Fannie Mae/Freddie Mac UNIFORM INSTRUMENT  
 (Page 1 of 5 pages)  
 Form 3014 B/B0

TOGETHER WITH 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.

(Zip Code)

90813 (Property Address)

(Street)

(City)

4848 NO CLAIRBORN 1901 #1888 CHICAGO IL 60613

NOI BORO FAX ID: 14-16-300-032-1010 FAX ID: 14-16-300-032-1055

Property of Cook County

93329871

COOK COUNTY RECORDER  
 2011-01 RECORDING  
 2011-01-16/16/22 11:28:00  
 2011-01-16/16/22 11:28:00  
 2011-01-16/16/22 11:28:00

This document is being re-recorded to add the condominium project name to the condominium Rider.

UNITS 1901 AND 1902 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN BOARDWALK CONDOMINIUM AS DEFINED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 28120912, AS AMENDED FROM TIME TO TIME, IN SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property located in Cook County, Illinois.

The Borrower does hereby mortgage, grant and convey to Lender the following described security of this Security Instrument and the performance of Borrower's covenants and agreements under this Security Instrument and modifications of the Note (b) the payment of all other sums, with interest, extensions and modifications of the Note (c) the payment of the debt evidenced by the Note, with interest, extensions and modifications of the Note (d) the payment of the debt evidenced by the Note, with interest, extensions and modifications of the Note (e) the payment of the debt evidenced by the Note, with interest, extensions and modifications of the Note (f) the payment of the debt evidenced by the Note, with interest, extensions and modifications of the Note (g) the payment of the debt evidenced by the Note, with interest, extensions and modifications of the Note (h) the payment of the debt evidenced by the Note, with interest, extensions and modifications of the Note (i) the payment of the debt evidenced by the Note, with interest, extensions and modifications of the Note (j) the payment of the debt evidenced by the Note, with interest, extensions and modifications of the Note (k) the payment of the debt evidenced by the Note, with interest, extensions and modifications of the Note (l) the payment of the debt evidenced by the Note, with interest, extensions and modifications of the Note (m) the payment of the debt evidenced by the Note, with interest, extensions and modifications of the Note (n) the payment of the debt evidenced by the Note, with interest, extensions and modifications of the Note (o) the payment of the debt evidenced by the Note, with interest, extensions and modifications of the Note (p) the payment of the debt evidenced by the Note, with interest, extensions and modifications of the Note (q) the payment of the debt evidenced by the Note, with interest, extensions and modifications of the Note (r) the payment of the debt evidenced by the Note, with interest, extensions and modifications of the Note (s) the payment of the debt evidenced by the Note, with interest, extensions and modifications of the Note (t) the payment of the debt evidenced by the Note, with interest, extensions and modifications of the Note (u) the payment of the debt evidenced by the Note, with interest, extensions and modifications of the Note (v) the payment of the debt evidenced by the Note, with interest, extensions and modifications of the Note (w) the payment of the debt evidenced by the Note, with interest, extensions and modifications of the Note (x) the payment of the debt evidenced by the Note, with interest, extensions and modifications of the Note (y) the payment of the debt evidenced by the Note, with interest, extensions and modifications of the Note (z) the payment of the debt evidenced by the Note, with interest, extensions and modifications of the Note.

Main

SIRB 1/3/21

VSO SP

**MORTGAGE**

93329871



AFTER RECORDING RETURN TO: BORNPLUS Mortgage Corp. 909 LAKEVIEW PKWY. #108 VERNON HILLS, IL 60081

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LOAN #: 10468780

Volume: 478

[Space Above This Line for Recording Date]

DCT-04 RECORDING \$21.50

190011 TRAN 1818 05/04/23 14:55:00

COOK COUNTY RECORDER 2011-01-16/16/22 11:28:00

051098123

THIS MORTGAGE ("Security Instrument") is given on

DATE AND YEAR AN UNMARRIED PERSON

THAT IS SINGLE, AN UNMARRIED PERSON

(Borrower), and this Security Instrument is given to

BORNPLUS Mortgage Corp.

which is organized and existing under the laws of the State of Texas

and whose address is [Redacted]

and whose address is [Redacted]

BORROWER OWNS LENDER BY BORROWER'S DEED

AND NO OTHER PERSON HAS ANY INTEREST IN THE

PROPERTY DESCRIBED IN THIS INSTRUMENT.

(Lender)

(Borrower)

(Witness)

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Property of Cook County Clerk's Office

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7. Payment of Principal and Interest. 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.

8. 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 attach priority over this Security Instrument as a lien on the Property; (b) yearly leasehold payments or ground rents on the Property, if any; (c) yearly hazard or property insurance premiums; (d) yearly flood insurance premiums, if any; (e) yearly mortgage insurance premiums, if any; and (f) any sums payable by Borrower to Lender, in accordance with the provisions of paragraph 9, 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 escrow account under the Federal Real Estate Settlement Procedures Act of 1974 as amended from time to time, 12 U.S.C. Section 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 a institution whose deposits are insured by a federal agency, notwithstanding, 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 tax 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 debt to the Funds was made. The Funds are pledged as additional security for all sums secured by this Security Instrument. If the Funds are held by Lender, Lender shall account to Borrower for the escrow Funds in accordance with the requirements of applicable law. If the amount of the Funds held by Lender at any time is not sufficient to pay the Escrow Items when due, Lender may 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, if, under paragraph 21, Lender shall acquire or sell the Property. Lender, prior to the acquisition or 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 by this Security Instrument.

9. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under paragraphs 1 and 2 shall be applied first, to any prepayment of principal due under the Note; second, to amounts payable under paragraph 21; third, to interest due; fourth, to principal due; and last, to any late charges due under the Note.

10. Hazard or Property Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage" and any other hazards, including floods or flooding, for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's approval which shall not be unreasonably withheld. If Borrower fails to maintain coverage described above, Lender may, at Lender's option, obtain coverage to protect Lender's rights in the Property in accordance with paragraph 7. All insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgage clause. Lender shall have the right to hold the policies and renewals. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices, in the event of loss. Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower. Unless Lender and 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 answer within 30 days a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may collect the insurance proceeds. Lender may use the proceeds to repair or restore the Property or to pay sums secured by this Security Instrument, whether or not then due. The 30-day period will begin when the notice is given. Unless Lender and 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 damage to the Property prior to the acquisition shall pass to Lender to the extent of the sums secured by this Security Instrument immediately prior to the acquisition.

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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

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 otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

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 conversion 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 that 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 far market value of the Property immediately before the taking is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the taking, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the proceeds marked by the following fraction: (a) the total amount of the sums secured immediately before the taking, divided by (b) the far market value of the Property immediately before the taking. Any balance shall be paid to Borrower. In the event of a partial taking of the Property in which the far market value of the Property immediately before the taking is less than the amount of the sums secured immediately before the taking, unless Borrower and Lender otherwise agree in writing or unless applicable law otherwise provides, the proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

9. Inspection. Lender or its agent may make reasonable entries upon and inspections of the Property. Lender shall give Borrower notice at the time of or prior to an inspection specifying a reasonable cause for the inspection.

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 provided 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 year mortgage insurance premium being paid by Borrower when the insurance coverage lapsed or ceased to be in effect. Lender will accept, use and retain the 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 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.

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, or 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 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 7 shall become additional debt of Borrower secured by this Security Instrument. 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. 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 when sixty days after the execution of the 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 existing circumstances exist which are beyond Borrower's control. Borrower shall not destroy, damage or most 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 oral or written, 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 5b, 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 for 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.

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23. 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)

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

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 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, 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.

19. Rate of Interest. 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 or 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 1d 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.

18. Borrower's Right to Preempt. 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) 60 days for such other period as applicable law may specify (or 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: (i) pays Lender all sums which then would be due under this Security Instrument and the Note as if no acceleration had occurred; (ii) gives any default of any other covenants or agreements (real 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.

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 a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Security Instrument. If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

16. Borrower's Duty. Borrower shall be given one conformed copy of the Note and of this Security Instrument. 15. Governing Law, Jurisdiction, and Venue. 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 lawful.

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

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 fully interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed the permitted limit, then (a) any such loan charges 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 elect 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.

12. Loan Charges. If the loan secured by this Security Instrument is subject to a law which sets maximum loan charges, and that law is fully interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed the permitted limit, then (a) any such loan charges 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 elect 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.

11. Loan Charges. If the loan secured by this Security Instrument is subject to a law which sets maximum loan charges, and that law is fully interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed the permitted limit, then (a) any such loan charges 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 elect 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.

10. Loan Charges. If the loan secured by this Security Instrument is subject to a law which sets maximum loan charges, and that law is fully interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed the permitted limit, then (a) any such loan charges 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 elect 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.

9. Loan Charges. If the loan secured by this Security Instrument is subject to a law which sets maximum loan charges, and that law is fully interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed the permitted limit, then (a) any such loan charges 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 elect 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.

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10-2011

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Form 3140 9/80

MULTI-STATE CONDOMINIUM RIDER - Single Family  
Furnish Measurables Also UNIFORM INSTRUMENT  
1800 Rev. 04/81

92854190

93323871

(Borrower)

(Borrower)

(Borrower)

(Borrower)

THOMAS BERNICELLI  
PAUL M. LUKAS

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

and shall be payable, with interest, upon notice from Lender to Borrower requesting payment. Terms of payment shall bear interest from the date of disbursement at the Note rate debt of Borrower secured by the Security Instrument. Unless Borrower and Lender agree to other Lender may pay them. Any amounts disbursed by Lender under this paragraph shall become additional F. Remedies. If Borrower does not pay condominium dues and assessments when due, then coverage maintained by the Owners Association unacceptable to Lender.

(iv) any action which would have the effect of rendering the public liability insurance Owners Association; or (iii) termination of professional management and assumption of self-management of the express benefit of Lender;

(iii) any amendment to any provision of the Constituent Documents if the provision is for the case of a taking by condemnation or eminent domain;

(ii) the abandonment or termination of the Condominium Project, except for abandonment or termination required by law in the case of substantial destruction by fire or other casualty or in the prior written consent, either partition or subdivide the Property or consent to:

E. Lender's Prior Consent. Borrower shall not, except after notice to Lender and with Lender's Lender to the same secured by the Security Instrument as provided in Uniform Covenant 10. condemnation, are hereby assigned and shall be paid to Lender. Such proceeds shall be applied by Property, whether of the unit or of the common elements, or for any conveyance in lieu of payable to Borrower in connection with any condemnation or other taking of all or any part of the D. Condemnation. The proceeds of any award or claim for damages, direct or consequential, extent of coverage to Lender.

that the Owners Association maintains a public liability insurance policy acceptable in form, amount, and Security Instrument, with any excess paid to Borrower.

Borrower are hereby assigned and shall be paid to Lender for application to the sums secured by the following a loss to the Property, whether to the unit or to common elements, any proceeds payable to in the event of a distribution of hazard insurance proceeds in lieu of restoration or repair Borrower shall give Lender prompt notice of any lapses in required hazard insurance coverage Owners Association policy.

on the Property is deemed satisfied to the extent that the required coverage is provided by the (ii) Borrower's obligation under Uniform Covenant B to maintain hazard insurance coverage of one-twelfth of the yearly premium installments for hazard insurance on the Property; and Lender agrees the provision in Uniform Covenant 2 for the monthly payment to Lender Lender requires, including fire and hazard included within the term "extended coverage," then:

Lender and which provides insurance coverage in the amounts, for the periods, and against the hazards insurance carrier, "master" or "blanket" policy on the Condominium Project which is satisfactory to B. Hazard Insurance. So long as the Owners Association maintains, with a generally accepted imposed pursuant to the Constituent Documents.

(iv) other equivalent documents. Borrower shall promptly pay, when due, all dues and assessments any other document which creates the Condominium Project; (ii) by-laws; (iii) code of regulations; and Condominium Project's Constituent Documents. The Constituent Documents are the: (i) Declaration or A. condominium obligations. Borrower shall perform all of Borrower's obligations under the instrument, Borrower and Lender further covenant and agree as follows:

CONDOMINIUM COVENANTS. In addition to the covenants and agreements made in the Security proceeds and benefits of Borrower's interest.

holders, the Property also includes Borrower's interest in the Owners Association and the use, Project (the "Owners Association") holds title to property for the benefit or use of its members or (the "Condominium Project"), if the Owners Association or other entity which acts for the Condominium

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

(Name of Condominium Project)

4549 NO CLARENDRON 1901 #1302, CHICAGO, IL 60613 (Property Address)

of the same date and covering the Property described in the Security Instrument and located at: BancPlus Mortgage Corp. (the Lender) to secure Borrower's Note to or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust

THIS CONDOMINIUM RIDER is made this 28TH day of OCTOBER, 19 92  
LOAN NO: 1048978  
CONDOMINIUM RIDER 1 9 0

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