

UNOFFICIAL COPY

ILLINOIS - SECOND MORTGAGE - 1/80-FHMA/FHLMC UNIFORM INSTRUMENT

Form 2814

DPS 2521

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TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances and rents all of which shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are hereinafter referred to as the "Property".

which has the address of 632 SCHOONER POINT
60194 Illinois
(City)
SCHAUMBURG

07-23-101-007-1008

Property of Cook County Clerk's Office

19324666

TO SECURE to and under the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, Borrower does hereby mortgage, grant and convey to Lender the following described property located in the County of COOK, State of Illinois:

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 10,000.00, which indebtedness is evidenced by Borrower's note dated APRIL 24, 1993 and extensions and renewals thereof, sooner paid, due and payable on MAY 1, 1998

THIS MORTGAGE is made this 24TH day of APRIL 1993, between the Mortgagor, DANIEL JANKOWSKI, DIVORCED, and PETRONELA BAGINSKI, DIVORCED, and the Mortgagee, CRAIG FEDERAL BANK FOR SAVINGS, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, CHICAGO, ILLINOIS 60639 (herein "Lender").

MORTGAGE



BOX 403

INSURANCE AGENCY, INC.
800 EAST HIGGINS ROAD
SCHAUMBURG, IL 60173
(708) 665-8270

This instrument was prepared by:
MICKY HATFIELD
500 W. Fullerton Ave
Chicago, IL 60639
(773) 441-1111

98384501

Y TITLE
C351232
1001
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UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.

2. Funds for Taxes and Insurance. Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum therein "Funds" equal to one-twelfth of the yearly taxes and assessments (including condominium and planned unit development assessments, if any) which may attain priority over this Mortgage and ground rents on the Property, if any, plus one-twelfth of yearly premium installments for hazard insurance, plus one-twelfth of yearly premium installments for mortgage insurance, if any, all as reasonably estimated initially and from time to time by Lender on the basis of assessments and bills and reasonable estimates thereof. Borrower shall not be obligated to make such payments of Funds to Lender to the extent that Borrower makes such payments to the holder of a prior mortgage or deed of trust if such holder is an institutional lender.

If Borrower pays Funds to Lender, the Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a Federal or state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay said taxes, assessments, insurance premiums and ground rents. Lender may not charge for so holding and applying the Funds, analyzing said account or verifying and compiling said assessments and bills, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Borrower and Lender may agree in writing at the time of execution of this Mortgage that interest on the Funds shall be paid to Borrower, and unless such agreement is made or applicable law requires such interest to be paid, Lender shall not be required to pay Borrower any interest or earnings 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 debit to the Funds was made. The Funds are pledged as additional security for the sum secured by this Mortgage.

If the amount of the funds held by Lender, together with the future monthly installments of funds payable prior to the due dates of taxes, assessments, insurance premiums and ground rents, shall exceed the amount required to pay said taxes, assessments, insurance premiums and ground rents as they fall due, such excess shall be, at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly installments of Funds. If the amount of the Funds held by Lender shall not be sufficient to pay taxes, assessments, insurance premiums and ground rents as they fall due, Borrower shall pay to Lender an amount necessary to make up the deficiency in one or more payments as Lender may require.

Upon payment in full of all sums secured by this Mortgage, Lender shall promptly refund to Borrower any Funds held by Lender. If under paragraph 17 hereof the Property is sold or the Property is otherwise acquired by Lender, Lender shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of application as a credit against the sums secured by this Mortgage.

3. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under the Note and paragraphs 1 and 2 hereof shall be applied by Lender first in payment of amounts payable to Lender by Borrower under paragraph 2 hereof, then to interest payable on the Note, and then to the principal of the Note.

4. Prior Mortgages and Deeds of Trust; Charges; Liens. Borrower shall perform all of Borrower's obligations under any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage, including Borrower's covenants to make payments when due. Borrower shall pay or cause to be paid all taxes, assessments and other charges, fines and impositions attributable to the Property which may attain a priority over this Mortgage, and leasehold payments or ground rents if any.

5. Hazard Insurance. Borrower shall keep the improvements now existing or hereafter on the Property insured against loss by fire, hazards included within the term "extended coverage", and such other hazards as Lender may require and in such amounts and for such periods as Lender may require.

The insurance carrier providing the insurance shall be chosen by Borrower, subject to approval by Lender; provided that such approval shall not be unreasonably withheld. All insurance policies and renewals thereof shall be in a form acceptable to Lender and shall include a standard mortgage clause in favor of and in a form acceptable to Lender. Lender shall have the right to hold the policies and renewals thereof, subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage.

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.

If the Property is abandoned by Borrower, or if Borrower fails to respond to Lender within 30 days from the date notice is mailed by Lender to Borrower that the insurance carrier offers to settle a claim for insurance benefits, Lender is authorized to collect and apply the insurance proceeds at Lender's option either to restoration or repair of the Property or to the sums secured by this Mortgage.

6. Preservation and Maintenance of Property; Leaseholds; Condominiums; Planned Unit Developments. Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property and shall comply with the provisions of any lease if this Mortgage is on a leasehold. If this Mortgage is on a unit in a condominium or a planned unit development, Borrower shall perform all of Borrower's obligations under the declaration or covenants creating or governing the condominium or planned unit development, the by-laws and regulations of the condominium or planned unit development, and constituent documents.

7. Protection of Lender's Security. If Borrower fails to perform the covenants and agreements contained in this Mortgage, or if any action or proceeding is commenced which materially affects Lender's interest in the Property, then Lender, at Lender's option, upon notice to Borrower, may make such appearances, disburse such sums, including reasonable attorneys' fees, and take such action as is necessary to protect Lender's interest. If Lender required mortgage insurance as a condition of making the loan secured by this Mortgage, Borrower shall pay the premiums required to maintain such insurance in effect until such time as the requirement for such insurance terminates in accordance with Borrower's and Lender's written agreement or applicable law.

Any amounts disbursed by Lender pursuant to this paragraph 7, with interest thereon, at the Note rate, shall become additional indebtedness of Borrower secured by this Mortgage. Unless Borrower and Lender agree to other terms of payment, such amounts shall be payable upon notice from Lender to Borrower requesting payment thereof. Nothing contained in this paragraph 7 shall require Lender to incur any expense or take any action hereunder.

8. Inspection. Lender may make or cause to be made reasonable entries upon and inspections of the Property, provided that Lender shall give Borrower notice prior to any such inspection specifying reasonable cause therefor related to Lender's interest in the Property.

UNIT 107F AS DESCRIBED IN SURVEY DELINEATED ON AND ATTACHED TO AND PART OF DECLARATION OF CONDOMINIUM OWNERSHIP REGISTERED ON THE 21ST DAY OF MAY, 1975, AS DOCUMENT NUMBER 2808762.

ITEM 2

AN UNDIVIDED 2.596% INTEREST (EXCEPT THE UNITS DELINEATED AND DESCRIBED IN SAID SURVEY) IN AND TO THE FOLLOWING DESCRIBED PREMISES:

THAT PART OF LOT 4 IN DUNBAR LAKES BEING A SUBDIVISION IN THE NORTH 1/2 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEGINNING AT A POINT IN THE EAST LINE OF LOT 4 AFORESAID, 704.32 FEET, SOUTH 00 DEGREES 41 MINUTES 18 SECONDS WEST FROM THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00 DEGREES 41 MINUTES 18 SECONDS WEST ALONG SAID EAST LINE 270.00 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 86 DEGREES 18 MINUTES 42 SECONDS WEST ALONG THE SOUTHERLY LINE OF LOT 4 AFORESAID 319.93 FEET TO A POINT OF CURVATURE IN SAID SOUTHERLY LINE; THENCE CONTINUE WESTERLY ALONG SAID SOUTHERLY LINE AND ITS EXTENSION THEREOF (BEING AN ARC CONVEX SOUTHERLY AND HAVING A RADIUS OF 907.41 FEET) FOR A DISTANCE OF 316.75 FEET TO A POINT OF TANGENCY (SAID POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE NORTH 66 DEGREES 18 MINUTES 42 SECONDS WEST ALONG THE TANGENT OF LAST DESCRIBED ARC FOR A DISTANCE OF 89.01 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG AN ARC CONVEX SOUTHWESTERLY AND HAVING A RADIUS OF 200.00 FEET FOR A DISTANCE OF 233.83 FEET TO A POINT OF TANGENCY; THENCE NORTH 00 DEGREES 40 MINUTES 28 SECONDS EAST ALONG THE TANGENT TO LAST DESCRIBED ARC FOR A DISTANCE OF 188.09 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG AN ARC CONVEX EASTERLY AND HAVING A RADIUS OF 300.00 FEET FOR A DISTANCE OF 51.16 FEET TO A POINT OF TANGENCY; THENCE NORTH 09 DEGREES 05 MINUTES 50 SECONDS WEST ALONG THE TANGENT TO LAST DESCRIBED ARC FOR A DISTANCE OF 101.80 FEET TO A POINT IN THE NORTHERLY LINE OF LOT 4 AFORESAID (BEING ALSO THE SOUTHERLY LINE OF LAKELAND DRIVE); THENCE EASTERLY ALONG SAID NORTHERLY LINE BEING AN ARC CONVEX SOUTHEASTERLY AND HAVING A RADIUS OF 1040.00 FEET FOR A DISTANCE OF 281.08 FEET TO A POINT (HEREINAFTER REFERRED TO AS POINT "B") THENCE CONTINUED ALONG SAID ARC AND NORTHERLY LINE FOR A DISTANCE OF 311.00 FEET TO A POINT OF TANGENCY THEREIN; THENCE NORTH 50 DEGREES 40 MINUTES 57 SECONDS EAST ALONG THE TANGENT TO LAST DESCRIBED ARC FOR A DISTANCE OF 42.16 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG AN ARC CONVEX NORTHERLY AND HAVING A RADIUS OF 285.00 FEET FOR A DISTANCE OF 199.00 FEET TO A POINT OF TANGENCY; THENCE SOUTH 85 DEGREES 18 MINUTES 42 SECONDS EAST ALONG THE TANGENT TO LAST DESCRIBED ARC FOR A DISTANCE OF 101.69 FEET TO THE NORTHEAST CORNER OF LOT 4 AFORESAID; THENCE SOUTH 00 DEGREES 41 MINUTES 18 SECONDS WEST ALONG THE EAST LINE OF LOT 4 AFORESAID 704.32 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART LYING EASTERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT "A" HEREINBEFORE DESCRIBED; THENCE NORTH 38 DEGREES 44 MINUTES 58 SECONDS EAST 149.61 FEET; THENCE NORTH 00 DEGREES 40 MINUTES 28 SECONDS EAST 240.00 FEET; THENCE NORTH 09 DEGREES 05 MINUTES 50 SECONDS WEST 277.52 FEET TO POINT "B" HEREINBEFORE DESCRIBED, IN COOK COUNTY, ILLINOIS.

MORTGAGOR ALSO HEREBY GRANTS TO MORTGAGEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE AFOREMENTIONED DECLARATION.

THIS MORTGAGE IS SUBJECT TO ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS, COVENANTS AND ESTABLISHMENTS CONTAINED IN SAID DECLARATION AND STIPULATED AT LENGTH HEREIN.

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COMMITTEE
INSURANCE A
\$30 EAST 410
SCHAUBER
(73) 500

ITEM 1

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no acceleration had occurred.

payment and cure by Borrower, this Mortgage and the obligations secured hereby shall remain in full force and effect as if property and Borrower's obligation to pay the sums secured by this Mortgage shall continue unimpaired. Upon such remedies as provided in paragraph 17 hereof, including, but not limited to, reasonable attorneys' fees; and (d) Borrower by Lender in enforcing the covenants and agreements of Borrower contained in this Mortgage, and in enforcing Lender's other covenants or agreements of Borrower contained in this Mortgage; (c) Borrower pays all reasonable expenses incurred would be then due under this Mortgage and the Note had no acceleration occurred; (b) Borrower cures all breaches of any discontinued at any time prior to entry of a judgment enforcing this Mortgage; (a) Borrower pays Lender all sums which due to Borrower's breach, Borrower shall have the right to have any proceedings begun by Lender to enforce this Mortgage

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18. Borrower's Right to Reinstate. Notwithstanding Lender's acceleration of the sums secured by this Mortgage EVIDENCE, ABSTRACTS AND TITLE REPORTS, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES AND COSTS OF DOCUMENTARY OF FORECLOSURE, LENDER SHALL BE ENTITLED TO COLLECT IN SUCH PROCEEDING ALL EXPENSES BY THIS MORTGAGE TO BE IMMEDIATELY DUE AND PAYABLE WITHOUT FURTHER DEMAND AND MAY FORECLOSE THIS BEFORE THE DATE SPECIFIED IN THE NOTICE. LENDER, AT LENDER'S OPTION, MAY DECLARE ALL OF THE SUMS SECURED ANY OTHER DEFENSE OF BORROWER TO ACCELERATION AND FORECLOSURE. IF THE BREACH IS NOT CURED ON OR ACCELERATION AND THE RIGHT TO ASSERT IN THE FORECLOSURE PROCEEDING THE NONEXISTENCE OF A DEFAULT OR RESULT IN ACCELERATION OF THE SUMS SECURED BY THIS MORTGAGE. FORECLOSURE BY JUDICIAL PROCEEDING, AND MUST BE CURED AND (M) THAT FAILURE TO CURE SUCH BREACH ON OR BEFORE THE DATE SPECIFIED IN THE NOTICE MAY (N) A DATE, NOT LESS THAN 10 DAYS FROM THE DATE THE NOTICE IS MAILED TO BORROWER, BY WHICH SUCH BREACH PROVIDED IN PARAGRAPH 12 HEREOF SPECIFYING: (1) THE BREACH; (2) THE ACTION REQUIRED TO CURE SUCH BREACH; ANY SUMS SECURED BY THIS MORTGAGE, LENDER PRIOR TO ACCELERATION SHALL GIVE NOTICE TO BORROWER AS ANY COVENANT OR AGREEMENT OF BORROWER IN THIS MORTGAGE, INCLUDING THE COVENANTS TO PAY WHEN DUE EXCEPT AS PROVIDED IN PARAGRAPH 16 HEREOF UPON BORROWER'S BREACH OF 17. ACCELERATION; REMEDIES. BORROWER AND LENDER FURTHER COVENANT AND AGREE AS FOLLOWS: NON-UNIFORM COVENANTS. Remedies permitted by this Mortgage without further notice or demand on Borrower:

remedies permitted by this Mortgage without further notice or demand on Borrower: 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 in which Borrower must pay all sums secured by this Mortgage. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any law as of the date of this Mortgage.

16. 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 Mortgage. However, this option shall not be exercised by Lender if exercised is prohibited by Federal law as of the date of this Mortgage.

15. Rehabilitation Loan Agreement. Borrower shall fulfill all of Borrower's obligations under any home rehabilitation, improvement, repair, or other loan agreement which Borrower enters into with Lender. Lender, at Lender's option, may require Borrower to execute and deliver to Lender, in a form acceptable to Lender, an assignment of any rights, claims or defenses which Borrower may have against parties who supply labor, materials or services in connection with improvements made to the Property.

14. Borrower's Copy. Borrower shall be furnished a conformed copy of the Note and of this Mortgage at the time of execution or after recordation hereof. "costs", "expenses" and "attorneys' fees" include all sums to the extent not prohibited by applicable law or limited herein. provision, and to this end the provisions of this Mortgage and the Note are declared to be severable. As used herein, conflict shall not affect the provisions of this Mortgage or the Note which can be given effect without the conflicting Mortgage. In the event that any provision or clause of this Mortgage or the Note conflicts with applicable law, such jurisdiction in which the Property is located. The foregoing sentence shall not limit the applicability of Federal law to this 13. Governing Law, Severability. The state and local laws applicable to this Mortgage shall be the laws of the be deemed to have been given to Borrower or Lender when given in the manner designated herein.

12. Notice. Except for any notice required under applicable law to be given in another manner, any notice to Borrower provided for in this Mortgage shall be given by delivering it or by mailing such notice by certified mail addressed to Borrower at the Property Address or at such other address as Borrower may designate by notice to Lender as provided herein, and (b) any notice to Lender shall be given by certified mail to Lender's address stated herein or to such other address as Lender may designate by notice to Borrower as provided herein. Any notice provided for in this Mortgage shall

to that Borrower's interest in the Property. Mortgage or the Note without that Borrower's consent and without releasing that Borrower or modifying this Mortgage as hereunder may agree to extend, modify, forbear, or make any other accommodations with regard to the terms of this Mortgage, (b) is not personally liable on the Note or under this Mortgage, and (c) agrees that Lender and any other Borrower Mortgage only to mortgage, grant and convey that Borrower's interest in the Property to Lender under the terms of this be joint and several. Any Borrower who co-signs this Mortgage, but does not execute the Note, (a) is co-signing this Lender and Borrower, subject to the provisions of paragraph 16 hereof. All covenants and agreements of Borrower shall agreements herein contained shall bind, and the rights hereunder shall inure to, the respective successors and assigns of

11. Successors and Assigns Bound; Joint and Several Liability; Co-Signers. The covenants and agreements herein contained shall bind, and the rights hereunder shall inure to, the respective successors and assigns of Borrower and Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy. Extension of the time for payment or modification of amortization of the sums secured by Mortgage granted by Lender to any successor in interest of Borrower shall not operate to release, in any manner, the liability of the original Borrower and Borrower's successors in interest otherwise modify amortization of the sums secured by this Mortgage by reason of any demand made by the original Lender shall not be required to commence proceedings against such successor or refuse to extend time for payment or 10. Borrower Not Released; Forbearance by Lender Not a Waiver. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender, subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage.

9. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender, subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage.

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19. Assignment of Rents; Appointment of Receiver.

As additional security hereunder, Borrower hereby assigns to Lender the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 17 hereof or abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

Upon acceleration under paragraph 17 hereof or abandonment of the Property, Lender shall be entitled to have a receiver appointed by a court to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. All rents collected by the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorneys' fees, and then to the sums secured by this Mortgage. The receiver shall be liable to account only for those rents actually received.

20. Release.

Upon payment of all sums secured by this Mortgage, Lender shall release this Mortgage without charge to Borrower. Borrower shall pay all costs of recordation, if any.

21. Waiver of Homestead.

Borrower hereby waives all right of homestead exemption in the Property.

**REQUEST FOR NOTICE OF DEFAULT
AND FORECLOSURE UNDER SUPERIOR
MORTGAGES OR DEEDS OF TRUST**

Borrower and Lender request the holder of any mortgage, deed of trust or other encumbrance with a lien which has priority over this Mortgage to give Notice to Lender, at Lender's address set forth on page one of this Mortgage, of any default under the superior encumbrance and of any sale or other foreclosure action.

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

Danielle Jankowski (Seal)
Borrower DANIELLE JANKOWSKI

Petronela Baginski (Seal)
Borrower PETRONELA BAGINSKI

Borrower

Borrower

(Sign Original Only)

STATE OF ILLINOIS,

DuPage

County, ss:

I, FRANCES C WOJTASIEWICZ

, a Notary Public in and for said county and state, do

hereby certify that

DANIELLE JANKOWSKI, DIVORCED NOT SINCE REMARRIED AND PETRONELA BAGINSKI, DIVORCED NOT SINCE REMARRIED

personally known to me to be the same person(s) whose name(s)

ARE

subscribed to the foregoing instrument,

appeared before me this day in person, and acknowledged that

THEY

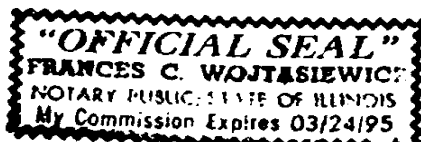
signed and delivered the said instrument as

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

Given under my hand and official seal, this 24TH day of APRIL

1993

My Commission expires:



Notary Public

(Space Below This Line Reserved For Lender and Recorder)

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MULTI-STATE CONDOMINIUM RIDER - Single Family - Family/Trade/Sec Form 2140 9/90 DPS 1118

Borrower (Seal) _____
 DANIELLE JANKOWSKI

Borrower (Seal) _____
 PETRONIA BAGINSKI

Condominium Rider.
 BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions contained in this rate and shall be payable, with interest upon notice from Lender to Borrower requesting payment. other terms of payment, these amounts shall bear interest from the date of disbursement at the Note additional debt of Borrower secured by the Security Instrument. Unless Borrower and Lender agree to Lender may pay them. Any amounts disbursed by Lender under this paragraph F shall become F. REMEDIES. If Borrower does not pay condominium dues and assessments when due, then maintained by the Owners Association unacceptable to Lender.

(iv) any action which would have the effect of rendering the public liability insurance coverage Association; or
 (iii) termination of professional management and assumption of self-management of the Owners 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. LENDERS PRIOR CONSENT. Borrower shall not, except after notice to Lender and with Lender's Lender to the sums 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, and extent of coverage to Lender.

C. PUBLIC LIABILITY INSURANCE. Borrower shall make such actions as may be reasonable to insure that the Owners Association maintains a public liability insurance policy acceptable in form, amount, 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 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 Association policy.

the Property is deemed satisfied to the extent that the required coverage is provided by the Owners (iii) Borrower's obligation under Uniform Covenant 5 to maintain hazard insurance coverage on of the yearly premium installments for hazard insurance on the Property; and
 then: (i) Lender waives the provision in Uniform Covenant 2 for the monthly payment to Lender hazards Lender requires, including fire and hazards included within the term "extended coverage," Lender and which provides insurance coverage in the amounts, for the periods, and against the insurance carrier, a "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.

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; (iii) by-laws; (iii) code of regulations; and (iv) other equivalent documents. Borrower shall promptly pay, when due, all dues and assessments (the "Condominium Project"). If the owners association or other entity which acts for the Condominium 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:
 The Property includes a unit in, together with an undivided interest in the common elements of, a condominium project known as:
 DUNBAR LAKE ASSOCIATION NUMBER 2

(the "Lender") of the same date and covering the Property described in the Security Instrument and located at:
 632 SCHOONER POINT, SCHAMBURG, ILLINOIS 60194
 CRAGIN FEDERAL BANK FOR SAVINGS
 ("Borrower") to secure Borrower's Note to
 of Trust or Security Deed (the "Security Instrument") of the same date given by the undersigned (the 1993, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed THIS CONDOMINIUM RIDER is made this 24TH day of APRIL

CONDOMINIUM RIDER

6-67674-03

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