TCF Financial Services 714/716 East Rand Road Arlington Hts., iL 60004

10RTGAGE

714/716 EAST RAND ROAD ARLINGION HEIGHTS, IL 60004

93399897

THIS MORTGAGE is made this day of 24TK 93 between the Mortgagor. MICHAEL KUGAN, UNNARRIED (herein "Borrower"), and the Mortgagee.

TOF CONSUMER FINANCIAL SERVICES, INC. existing under the laws of THE STATE OF MINNESOTA whose address is 801 HARQUETTE AVE, MINNEAPOLIS, HN , a corporation organized and

55402 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 40,000.00 1993 and extensions and renewals which indebtedness is evidenced by Borrower's note dated HAY 24, thereof therein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness. if not sooner paid, we and payable on MAY 27, 2008

To SECURE to Legue; 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 coverients and agreements of Borrower herein contained. Borrower does hereby mortgage, grant and convey to Lender the following described property located in the County of CHOK

UNIT 20-1 IN NEWPORT VILLAGE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOTS 1 THROUGH 21 IN NEWPORT VILLAGE AND OF LOT 219 IN TIBURON PLANNED UNIT DEVOPMENT PLAT BOTH FALLING IN THE WEST 1/2 OF OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 86323937 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS INDIVIDED PERCENTAGE IN TEREST IN PINH COMMON SELENENT DA COOK COUNTY, ILLNOIS.

Office

93232827

1546 1483 P/0026 2 Ÿ3 -39989 **一人**(6097)

RIDER ATTACHED HERETO IS MADE A PART HEREOF.

which has the address of

4054 NEWPORT CT,

ARLINGTON HEIGHTS

10 el

Himou

A0004

therein "Property Address");

(Sept)

[4 (ate)

TOGETHER with all the improvements now or bereafter creeted 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 for the leasehold estate if this Mortgage is on a leasehold) are hereinafter referred to as the "Property"

Borrower covenants that Borrower is lawfully seried 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 covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands. subject to encumbrances of recetif

098-069-0030122

ILLINOIS - HOME IMPROVEMENT 1: 40 FRAME FRAME UNHORM INSTRUMENT

1 542 JS 6 78 Is 1.

any condemnation or other faking in the traperty of factories of to one garden of orders security agrees fresh with a hier which has priority over this wortgage from a transfer of the feet security agrees fresh with a hier which has provided and shall be one this wortgage

9. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with

related to Lander's inferest in the Property. provided that Lender shall give Borrower nonce prior to any such inspection specifying reasonable cause therefor

8. Inspection, tander may make or cause to be made reasonable entries upon and inspections of the Property. Morbing contained in this paragraph 7 shall require Lander to incur any expense or take any action hereunder.

terms of payment, such amounts shall be payable upon notice from Lender to Borrower requesting payment thereof. become additional indebtedness of Borrower secured by this Mortgage. Unless Borrower and Lender agree to other

Any amounts disbursed by Lander pursuant to this paragraph 7, with interest thereon, at the Note rate, shall

Refraidige to mamasige namin a long to a name or applicable law. maintain such insurance in effect until such time as the requirement for such insurance terminates in accordance with insurance as a condition of making the loan secured by this Mortgage, Borrower shall pay the premiums required to reasonable attorneys' fees, and take such action as is necessary to protect Lender's interest. If Lender required mortgage Lender, at Lender's option, upon notice to Bortower, may make such appearances, disburse such sums, including

Mortgage, or it any action or proceeding is commenced which materially affects Lender's interest in the Property, then 7. Protection of Lender's Security. If Borrower fails to perform the covenants and agreements contained in this

tions of the condominium or planned unit development, and constituent documents. declaration or covenants creating or governing the condominium or planned unit development, the by-laws and regulain a condominium or a planned unit development, Borrower shall perform all of Borrower's obligations under the Property and shall comply with the provisions of any lease if this Mortgage is on a leasehold. If this his age is on a unit rower shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the

6. Preservation and Maintenance of *1 sperty; Leaseholds; Condominiums; Planned Unit Developments. Borot to the sums secured by this Mortgage

authorized to collect and apply the insure to proceeds at Lender's option either to restoration or repair of the Property notice is mailed by Lender to dorrower that the urance carrier offers to settle a claim for armence benefits. Lender is

If the Property is abandoned by Borrower, or if Borrower fails to respond to Lender within 30 days from the date

proof of loss if not made prompily by Borrower.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make cother security agreement with a lien which has priority over this Mortgage.

Lender shall have the right to hold the policies and renewals thereot, subject, oth, terms of any mortgage, deed of trust acceptable to Lender and shall include a standard mortgage clause in cavor of and in a form acceptable to Lender. matet in bellede lostofte stammer and telegiore and telegiore political per and telegior state in a form in a form

The insurance carrier providing the insurance shall be chosen by Soccower subject to approval by Lender; provided, require and in such amounts and for such periods as Lender may certuire.

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

Mortgage, and leaschold payments or ground rents, if any assessments and other charges, fines and impesitions attributable to the Property which may attain a priority over this

including Borrower's covenants to make payments thin due. Borrower shall pay or cause to be paid all taxes. under any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage. 4. Prior Morigages and Deeds of Trust; Charies. Borrower shall perform all of Borrower's obligations

Borrower under paragraph 2 hereof, then to intiffed payable on the Mote, and then to the principal of the Mote. the Note and paragraphs I and 2 hereof shall be applied by Lender first in payment of amounts payable to Lender by

3. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under held by Lender at the time of application as a credit against the sums secured by this Mortgage.

Lender shall apply, no later than immedialely prior to the sale of the Property or its acquisition by Lender, any Funds held by Lender. If under paragraph I hereof the Property is sold or the Property is otherwise acquired by Lender.

Upon payment in full of all crime secured by this Mortgage, Lender shall promptly refund to Borrower any Funds Lender may require.

they fall due, Borrower shall hay to Lender any amount necessary to make up the deficiency in one or more payments as the Funds held by Lender sight not be sufficient to pay taxes, assessments, insurance premiums and ground rents as either promptly repeid to Borrower or credited to Borrower on monthly installments of Funds. If the amount of taxes, assessments, in sur, nee premiums and ground rents as they fall due, such excess shall be, at Borrower's option, the due dates of tares assersments, insurance premiums and ground rents, shall exceed the amount required to pay said

If the amount of the Funds held by Lender, together with the future monthly installments of Funds payable prior to Funds are pleaged as additional security for the sums secured by this Mortgage. the Funds slawing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The

Borrower any interest or earnings on the Funds. Lender shall give to Borrower, without charge, an annual accounting of unless such agreement is made or applicable law requires such interest to be paid. Lender shall not be required to pay may agree in writing at the time of execution of this Mortgage that interest on the Funds shall be paid to Borrower, and pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Borrower and Lander and applying the Funds, analyzing said account or verifying and compiling said assessments and bills, unless Lender the Funds to pay said taxes, assessments, insurance premiums and ground rents. Lender may not charge for so holding insured or guaranteed by a Federal or state agency fincluding Lender if Lender is such an institution). Lender shall apply

If Borrower pays Funds to Lender, the Funds shall be held in an institution the deposits or accounts of which are deed of teust if such holder is an institutional lender.

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

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

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

10. Berrower Not Release it to been see by Lader, how waiver. Extension of the time for payment or modification of amortization of the sums secured by this 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. Lender shall not be required to commence proceedings against such successor or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Mortgage by reason of any demand made by the original 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.

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

Borrower's interest in the Property.

12. Notice. Except for any notice required under applicable law to be given in another manner. (a) 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 to Lender may designate by notice to Borrower as provided herein. Any notice provided for in this Mortgage shall be desired to have been given to Borrower or Lender when given in the manner designated herein.

13. Governing Law, Severability. The state and local laws applicable to this Mortgage shall be the laws of the jurisdiction in which the I reporty is located. The foregoing sentence shall not limit the applicability of Federal law to this Mortgage. In the even that any provision or clause of this Mortgage or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Mortgage or the Note which can be given effect without the conflicting provision, and to this end the provisions of this Mortgage and the Note are declared to be severable. As used herein, "costs", "expenses" and "attoineys" fees" include all sums to the extent not prohibited by applicable law or limited herein.

14. Borrower's Copy. Borrower shell be furnished a confurmed copy of the Note and of this Mortgage at the time of execution or after recordation hereof.

15. Rehabilitation Loan Agreement. Borrower shall fulfill all of Borrower's obligations under any home rehabilitation, improvement, repair, or other loan agreenien, 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 a first parties who supply labor, materials or services in connection

with improvements made to the Property.

16. Transfer of the Property. If Borrower sells or transfers all or any part of the Property or an interest therein, excluding (a) the creation of a lien or encumbrance subording to this Mortgage. (b) a transfer by devise, descent, or by operation of law upon the death of a joint tenant, or (c) the great of any leasehold interest of three years or less not containing an option to purchase. Borrower shall cause to be supported information required by Lender to evaluate the transferree as if a new loan were being made to the transferree. Borrower will continue to be obligated under the Note and this Mortgage unless Lender releases Borrower in writing.

If Lender, on the basis of any information obtained regarding the "ansferee, reasonably determines that Lender's security may be impaired, or that there is an unacceptable likelihood of a breach of any covenant or agreement in this Mortgage, or if the required information is not submitted. Lender riay declare all of the sums secured by this Mortgage to be immediately due and payable. If Lender exercises such of ton to accelerate. Lender shall mail Borrower notice of acceleration in accordance with paragraph 12 hereof. Such notice shall provide a period of not less than 30 days from the date the notice is mailed or delivered within which Borrower may pay the sums declared due. If Borrower fails to pay such sums prior to the expiration of such period, Lender may, without further notice or demand on Borrower, invoke any remedies permitted by paragraph 17 hereof.

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

- 17. Acceleration; Remedies. Except as provided in paragraph 16 hereof, upon Borrover's breach of any covenant or agreement of Borrower in this Mortgage, including the covenants to pay when due any sount secured by this Mortgage, Lender prior to acceleration shall give notice to Borrower as provided in paragraph 12 ne eof specifying; (1) the breach; (2) the action required to cure such breach; (3) a date, not less than 10 days from the date the notice is mailed to Borrower, by which such breach must be cured; and (4) that failure to cure such breach on or before the date specified in the notice may result in acceleration of the sums secured by this Mortgage, 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 nonexistence of a default or any other defense of Borrower to acceleration and foreclosure. If the breach is not cured on or before the date specified in the notice, Lender, at Lender's option, may declare all of the sums secured by this Mortgage to be immediately due and payable without further demand and may foreclosure, including, but not limited to, reasonable attorneys' fees and costs of documentary evidence, abstracts and title reports.
- 18. Borrower's Right to Reinstate. Notwithstanding Lender's acceleration of the sums secored by this Mortgage due to Borrower's breach. Borrower shall have the right to have any proceedings begun by Lender to enforce this Mortgage discontinued at any time prior to entry of a judgment enforcing this Mortgage it. (a) Borrower pays Lender all sams which would be then due under this Mortgage and the Note had no acceleration occurred, (b) Borrower cures all breaches of any other covenants or agreements of Borrower contained in this Mortgage, (c) Borrower pays all reasonable expenses incurred by Lender in enforcing the covenants and agreements of Borrower contained in this Mortgage, and in enforcing Lender's remedies as provided in paragraph 17 hereof, including, but not limited to, reasonable attorneys fees; and (d) Borrower takes such action as Lender may reasonably require to assure that the hen of this Mortgage, Lender's interest in the Property and Borrower's obligation to pay the sums secured by this Mortgage shall continue unimpaired. Upon such payment and cure by Borrower, this Mortgage and the obligations secured hereby shall remain in full force and effect as if no acceleration had occurred.
- 19. Amigament of Rents: Appointment of Receiver. As additional security hereunder, Horrower hereby assigns to Lender the rents of the Property, provided that Bostower 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.

31. Walver of Homestead. Borrower hereby waives all right of homestead exemption in the Property. charge to Borrower. Borrower shall pay all costs of recordation, if any, 20. Release. Upon payment of all sums secured by this Mortgage, Lender shall release this Mortgage without account only for those tents actually received bonds and reasonable attorneys' fees, and then to the sums secured by this Morigage. The receiver shall be liable to management of the Property and collection of rents, including, but not himited to, receiver's fees, premiums on receiver's Property including those past due. All tents collected by the receiver shall be applied first to payment of the costs of receiver appointed by a court to enter upon, take possession of and manage the Property and to collect the rents of the

Upon acceleration under paragraph 17 hereof or abandonment of the Property, Lender shall be entitled to have a

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			PARE CADER SE SAOTICE OF DE			-
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default under the superior encumbrance and of any sale or other foreclosure action. priority over this Mortgage to give Notice to Lender, at Lender's address set forth on page one of this Mortgage, of any

MICHAEL KOGAN

County 55: COOK

MICHAEL KOGAN a Notary Public in and for said county and state, do hereby certify that THERSA PURDIN

LA WITNESS WHEREOF. Borrower has executed this Mortgage

free voluntary act, for the uses and purpose, therein set forth appeared before me this day in person, and act no Aladged that personally known to me to be the same person(s) whose name(s)

£6 61

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SI

Given under my hand and official seal, this

STATE OF ILLINOIS,

se tnamuntent bies aft baravilab bas bangie

stnamustrii gniogatol afft of baditasdua

My Commission expires: 2/2/97

CHAICHT BENT.

UNOFFICIAL COPY

TCF Financial Services 714/716 East Rand Road Arlington Hts., IL 60004

. 19 93 24TH day of THIS VARIABLE RATE RIDER is made this and is incorporated into and shall be deemed to amend and supplement the Mortgage (the 'Security Instrument') of the same date given by the undersigned (the "Borrower") to secure Borrower's Consumer Loan and Security Agreement to CONSUMER FINANCIAL SERVICES, INC. (the "Lender") of the same date (the "Note") and covering the property described in the Security Instrument and located at

4954 NEWPORT CT, AREINGTON HEIGHTS, IL.

(Property Arkiness)

The Note centains provisions allowing for changes in the interest rate whenever the "index rate" changes, and for annual adjustments to Borrower's payment amount, adjustments in the loan term or adjustment to Borrower's final payment amount.

ADDITIONAL COVENANTS.

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

CHANGES IN PAYMENT & CHEDULE DUE TO INTEREST RATE CHANGES.

% and also provides for changes in the interest rate 11.15 The Note provides for at include annual interest rate of and payment schedule as follows.

5.15 % in excess of the highest U.S. Prime Rate published daily in Borrower's rate will be a variable annual rate of the Wall Street Journal under "Money Rates" (the "index rate") If the index becomes unavailable, Lender will select, to the extent permitted by applicable laws and regulations, wine other interest rate index that is comparable to the index and will notify Borrower of the change. Lender will recalculate and reset the annual ir terest rate each business day (excludes Saturday, Sunday and legal holidays), to reflect changes in the index rate. To figure the Annual Percentage Rate, Lender adds $-5 \circ 15$ percentage points to the index in effect the previous business day. Lender will change the Arnu'l Percentage Rate on the first business day (excludes Saturday, Sunday and legal holidays) following the day that the index change is published. The interest rate will never be more than 21.75 % per year or less than 900% per year. The interest rate in effect on the date 120 tays before the final payment is due will be the rate Lender charges after that date

[X] Borrower's monthly payment will change annually on each an inversary date of the first payment due date. Lender will determine the amount of the monthly payment that would be large enough to fact, the unpuid principal balance of the Note plus interest on that amount in full by the final payment due date. Lender will give to Born ear a notice of any changes in the monthly payment at least 25 days (but no more than 120 days) before the date when the change becomes effect on Lender will use the interest rate in effect on the date shown in the notice of payment change (referred to below) to make this calculation. If the Note has not been paid in full by

. Borrower will pay the remaining unpaid plincipal and accrued interest in full on that date. MAY 27, 2008 Borrower will continue to make regular monthly payments until the unor to principal and interest due under the Note have been paid in full. Interest rate increases may extend the original payment schedule. If the Note has not been paid in full by

. Borrower will pay the remaining unpaid principal and accrued interest in full on that date.

Borrower's final payment will be adjusted so that the unpuid principal and interest decinder the Note will be paid in full.

Lender will give to Borrower a notice at least once each year during which an interest rate adjustment is implemented without an accompanying change in the amount of the monthly payment. The notice will include the current and prior interest rates, a statement of the ioan balance and other information required by law and useful to Borrower.

LOAN CHARGES.

If the loan secured by the Security Instrument is subject to a law which sets maximum loan charges, and the thow is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed permitted by airs, then: (1) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (2) 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 but eated as a partial prepayment under the Note. 93399897

LEGISLATION. If, after the date hereof, enactment or expiration of applicable laws have the effect either of rendering the provisions of the Note, the Security Instrument or this Variable Rate Rider (other than this paragraph) unenforceable according to their terms, or all or any part of the sums secured hereby uncollectable, as otherwise provided in the Security Instrument and this Variable Rate Rider, or of diminishing the value of Lender's security, then Lender, at Lender's option, may declare all sums secured by the Security Instrument to be immediately due and payable.

	WITNESS WHEREOF, Borrower has executed this Variable Rate Rider
(Seal) Bonower	HICHAEL KOGAN
(Seal)	
(Seal)	

Property of Cook County Clerk's Office

93399897

TCF Financial Services 714/716 East Rand Road Arlington Hts., IL 60004

IC 1867)

DUE-ON-TRANSFER RIDER

Notice: This rider adds a provision to the Security Instrument allowing the Lander to require repayment of the Note in Fell upon transfer of the property.

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

4054 NEWPORT CT, ARLINGTON HEIGHTS, IL 60004

(Property Address)

ANIENDED COVENANT. In addition to the covenants and agreements made in the Security Instrument. Borrower and Lender further covenant and agree at 101 ows.

A. TRANSFER OF THE PROPERTY OR A BENEFICIAL INTEREST IN BORROWER

Uniform Covenant to of the Security Instrument is amended to read as follows

16. Transfer of the Property or a Beneficial Increest in Borrower. If all or any part of the Property or an interest therein is sold or transferred by Borrower (or if a beneficial interest in Double er is sold or transferred and Borrower is not a natural person or persons but is a corporation partnership, trust or other legal entity) with all linder's prior written consent excluding (a) the creation of a lien or encumbrance subordinate to this Security Instrument which does not relate to a transfer of rights of occupancy in the property. (b) the creation of a purchase money security interest for bousehold appliance, so (a) a transfer by devise, descent or by operation of law upon the death of a joint tenant or (d) the grant of any leasehold interest of three year, or less not containing an option to purchase. Lender may, at Lender's option, declare all the sums secured by this Security instrument to be immediately due and payable.

If Lender exercises such option to accelerate, Lender shall must Born over notice of acceleration in accordance with paragraph 12 hereof. Such notice shall provide a period of not less than 30 days from the dite the notice is mailed within which Bornover may pay the sums declared due. If Bornover fails to pay such sums prior to the expiration of such period. Lender may, without further notice or demand on Bornover, invoke any remedies permitted by paragraph 17 hereof.

Lender may consent to a sale or transfer if (1) Borrower causes to be submitted to Lender information required by Lender to evaluate the transferce as if a new loan were being made to the transferce, (2) Lender reasonably determines that Lender's security will not be impaired and that the risk of a breach of any covenant or agreement in this Security Instrument it sacceptable. (3) interest will be payable on the sums secured by this Security Instrument at a rate inceptable to Lender (4) changes in the terms of the Note and this Security Instrument required by Lender are made, including for example, periodic adjustment in the interest (a) a different final payment date for the loan, and addition of unpaid interest to principal, and (5) the transferce signs an assumption agreement in that is acceptable to Lender and that obligates the transferce to keep all the promises and agreements made in the Note and in this Social). Instrument, as modified if required by Lender. To the extent permitted by applicable law, Lender also may charge a reasonable fee as a confliction to Eunder's consent to any sale or transfer

Borrower will continue to be obligated under the Note and this Security Instrument unless Lender relia es Borrower in writing

IN WITNESS WHERLOF, Borrower has executed this Dise-On-Transfer Rider

MICHAEL KOGAN

93293897 Burrows

.....(Scal)

Borrower

Property of Cook County Clerk's Office



THIS	CONDOMINIUM RIDER is made this 24TH day of MAY 19.93
and is incorp	orated into and shall be deemed to amend and supplement the Morigage, Deed of Trust or Security Deed (il trument") of the same date given by the understaned (the "Borrower") to secure Borrower's Note to CONSUMER FINANCIAL SERVICES, INC. (the "Lender"
of the same d	tte and covering the Property described in the Security Instrument and located at: The Lender Cl. ARLINGTON HEIGHTS (L. 60004 1. 6
The Property	includes a unit in, together with an undivided interest in the common elements of, a condominium project
known as:	LIEBERMAN MANAGMENT ASSOCIATION
"Owners Ass	minium Project"). If the owners association or other entity which acts for the Condominium Project (the occation") holds title to property for the benefit or use of its members or shareholders, the Property also over's interest in the Owners Association and the uses, proceeds and benefits of Borrower's interest.
CONDA Borrower and A. Co Project's Concreates the Co promptly pay, B. Ha "master" or " coverage in the within the term (i) the yearly pren (ii) is deemed satis Borrow In the co Property, whete paid to Lender C. Pub Association may D. Coc connection with elements, or fo shall be applied E. Lan consent, either (ii) required by law eminent domain (iii) Lender; (iii) or (iv) the Owners Asso F. Rem Any amounts di Instrument. Undisbursement at	DMINIUM COVENANTS. In addition to the covenants and agreements made in the Security Instrument Lender further covenant and agree as follows: nde nivium Obligations. Borrower shall perform all of Borrower's obligations under the Condominium nittue Documents. The "Constituent Documents" are the: (i) Declaration or any other document which indomy nivim Project; (ii) by-laws; (iii) code of regulations; and (iv) other equivalent documents. Borrower shall when due all dues and assessments imposed pursuant to the Constituent Documents. aged Insurance, So long as the Owners Association maintains, with a generally accepted insurance carrier, a blanket" point of the Condominium Project which is satisfactory to Lender and which provides insurance amounts, for the reminds, and against the hatards Lender requires, including fire and hazards included a "extended coverage" them: 1. Lender waives the provision in Uniform Covenant 2 for the monthly payment to Lender of one-twelfth onlium installments for his and insurance on the Property; and 2. Departments for his and insurance on the Property; and 3. Borrower's obligation on Let Uniform Covenant 5 to maintain hazard insurance coverage on the Property field to the extent that the required coverage is provided by the Owners Association policy, or shall give Lender prompt notice of any lapse in required hazard insurance coverage event of a distribution of hazard insurance proceeds in lieu of restoration or repair following a loss to the hier to the unit or to common elements, any proceeds payable to Borrower shall be for application to the sums secured by the security Instrument, with any excess paid to Borrower. It is Liability Insurance. Borrower shall take such actions as may be reasonable to insure that the Owners intains a public liability insurance policy acceptable in form, amount, and extent of coverage to Lender. Identicans a public liability insurance policy acceptable in form, amount, and extent of coverage to Lender. Such proceeds by Lender to the sums secure
	(Scal)

Property of Coot County Clert's Office 93299897