

# UNOFFICIAL COPY

**RECORDATION REQUESTED BY:**

The Mid-City National Bank of Chicago  
7222 West Cermak Road  
North Riverside, IL 60546

94117603

**WHEN RECORDED MAIL TO:**

The Mid-City National Bank of Chicago  
7222 West Cermak Road  
North Riverside, IL 60546

93571253

94117603

**SEND TAX NOTICES TO:**

The Mid-City National Bank of Chicago  
7222 West Cermak Road  
North Riverside, IL 60546

DEPT-01 RECORDING 451.00  
T0000 TRAK 6449 02/04/94 16:09:00  
46178 \* 94-117603  
COOK COUNTY RECORDER

(Space Above This Line For Recording Data)

## MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on July 16, 1993. The mortgagor is Lola Graham, divorced and not since remarried ("Borrower"). This Security Instrument is given to The Mid-City National Bank of Chicago, which is organized and existing under the laws of the United States of America, and whose address is 7222 West Cermak Road, North Riverside, IL 60546 ("Lender"). Borrower owes Lender the principal sum of Forty Nine Thousand Five Hundred & 00/100 Dollars (U.S. \$49,500.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on August 1, 2013. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender the following described property located in Cook County, Illinois:

LOT 8 (EXCEPT THE NORTH 10 FEET) AND LOT 9 (EXCEPT THE SOUTH 10 FEET) IN SPRAGUE AND WILSON'S SUBDIVISION OF BLOCK 18 IN SUBDIVISION OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE 5 ACRES IN THE SOUTH EAST CORNER AND RAILROAD RIGHT OF WAY) IN COOK COUNTY, ILLINOIS.  
PIN # 13-34-315-020

THIS MORTGAGE BEING RERECORDED TO CORRECT NOTARY SECTION

93571253

DEPT-01 RECORDING 451.00  
T0000 TRAK 6449 02/04/94 16:09:00  
46178 \* 94-117603  
COOK COUNTY RECORDER

which has the address of 1636 N. Keating, Chicago, Illinois 60639 ("Property Address");

94117603

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 seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

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

1. **Payment of Principal and Interest; Prepayment and Late Charges.** Borrower shall promptly pay when due the principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note.

2. **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 8, 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 an institution whose deposits are insured by a federal agency, instrumentally, 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 real 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 debit to the Funds was made. The Funds are pledged as additional security for all sums secured by this Security Instrument.

If the Funds held by Lender exceed the amounts permitted to be held by applicable law, Lender shall account to Borrower for the excess funds in

3400  
BT

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 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.

**3. 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 charges due under the Note; second, to amounts payable under paragraph 2; third, to interest due; fourth, to principal due; and last, to any late charges due under the Note.

**4. Charges, Liens.** Borrower shall pay all taxes, assessments, charges, fees and impositions attributable to the Property which may attach in priority over this Security Instrument, and Borrower shall pay them on time directly to the person owed payment. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph. If Borrower makes these payments directly, Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph. If Borrower makes these payments directly, Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph.

**5. Hazard or Property Insurance.** Borrower shall keep the improvements now existing on the Property insured against loss or more of the actions set forth above within 10 days of the giving of notice.

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. 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 it is 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 materially impaired.

the restoration or repair is economically feasible and Lender's security is not materially impaired. 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 failed to settle a claim, then Lender may collect the insurance proceeds. Lender may use the proceeds to repair or restore the Property or to pay sums secured by this Security Instrument, whether or not then due. The 30-day period will begin when the notice is given.

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

**6. Occupancy, Maintenance and Protection of the Property.** Borrower's Loan Application, Leasehold, Borrower shall occupy, establish, and use the Property as Borrower's principal residence within sixty days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence, or at least one year after the date of occupancy, unless Lender otherwise agrees in writing, which consent shall not be unreasonably withheld, or unless extenuating circumstances exist which are beyond Borrower's control. Borrower shall not destroy, damage or impair the Property, allow the Property, or permit the Property, to be used for any purpose other than that stated in the Loan Application, Leasehold, or other material information or statements provided in paragraph 18. By causing the action or proceeding to be commenced with a ruling that, in Lender's good faith determination, proceeds forfeiture of the Borrower's interest in the Property or other material impairment of the lien created by this Security Instrument or Lender's security interest, Borrower shall also be in default if Borrower, during the loan application process, gave materially false or inaccurate information or statements to Lender (or failed to provide Lender with any material information) in connection with the loan evidenced by the Note, including, but not limited to, representations concerning Borrower's occupancy of the Property as a principal residence. If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

**7. Protection of Lender's Rights in the Property.** If Borrower fails to perform the covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture or to enforce laws or regulations), then Lender may do and pay for whatever is necessary to protect the value of the Property and Lender's rights in the Property. Lender's actions may include paying any sums secured by a lien which has priority over this Security Instrument, appearing in court, paying reasonable attorneys' fees and entering on the Property to make repairs. Although Lender may take action under this paragraph 7, Lender does not have to do so.

Any amounts disbursed by Lender under this paragraph 7 shall become additional debt of Borrower secured by this Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

**8. Mortgage Insurance.** If Lender required mortgage insurance as a condition of making the loan secured by this Security Instrument, Borrower shall pay the premiums required to maintain the mortgage insurance in effect. If, for any reason, the mortgage insurance coverage required by Lender ceases 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 coverage previously in effect, from an alternate mortgage insurer approved by Lender. If substantially equivalent mortgage insurance coverage is not available, Borrower shall pay to Lender each month a sum equal to one-twelfth of the yearly mortgage insurance premium being paid by Borrower when the insurance coverage lapses or ceases to be in effect. Lender will accept, use and retain these payments as a loss reserve in lieu of mortgage insurance. Loss reserve payments may no longer be required, at the option of Lender, if mortgage insurance coverage (in the amount and for the period that Lender requires) provided by an insurer approved by Lender again becomes available and is obtained. Borrower shall pay the premiums required to maintain mortgage insurance in effect, or to provide a loss reserve, until the requirement for mortgage insurance ends in accordance with any written agreement between Borrower and Lender or applicable law.

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

**10. Condemnation.** The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender. In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. In the event of a partial taking of the Property in which the fair market value of the Property immediately before the taking is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the taking, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the taking, divided by (b) the fair market value of the Property immediately before the taking. Any balance shall be paid to Borrower. In the event of a partial taking of the Property in which the fair market value of the Property immediately before the taking is less than the amount of the sums secured immediately before the taking, unless Borrower and Lender agree in writing, the fair market value of the Property immediately before the taking shall be paid to Borrower.

**11. Escrow.** Lender shall promptly discharge any lien which has priority over this Security Instrument unless Borrower (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender, (b) consents in good faith to the lien by, or defends against enforcement of the lien in legal proceedings which in the lender's opinion operate to prevent the enforcement of the lien, or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which may attach in priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Borrower shall satisfy the lien or take one or more of the actions set forth above within 10 days of the giving of notice.

**12. Hazard or Property Insurance.** Borrower shall keep the improvements now existing on the Property insured against loss or more of the actions set forth above within 10 days of the giving of notice.

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. 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 it is 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 materially impaired.

the restoration or repair is economically feasible and Lender's security is not materially impaired. 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 failed to settle a claim, then Lender may collect the insurance proceeds. Lender may use the proceeds to repair or restore the Property or to pay sums secured by this Security Instrument, whether or not then due. The 30-day period will begin when the notice is given.

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

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FNMA/FHLMC MORTGAGE  
Loan No 110800567

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otherwise agree in writing or unless applicable law otherwise provides, the proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condominium offers to make an award or settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the proceeds, at its option, either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due.

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

11. Borrower Not Released; Forfeiture by Lender Not a Waiver. Extension of the time for payment or modification or 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. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

12. Successors and Assigns Bound; Joint and Several Liability; Co-signers. The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 17. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument, and (c) agrees that Lender and any other Borrower may agree to extend, modify, correct or make any accommodations with regard to the terms of this Security Instrument or the Note without that Borrower's consent.

13. Loan Charges. If the loan secured by this Security Instrument is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge and the Note.

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 by first class mail to Lender's address stated herein or any other address Borrower designates by notice to Lender, shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.

15. Governing Law; Sovereignty. 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 severable.

16. Borrower's Copy. Borrower shall be given one conformed copy of the Note and of this Security Instrument.

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

18. Borrower's Right to Reinstate. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earlier of: (a) 5 days (or such other period as applicable law may specify for reinstatement) before sale of the Property pursuant to any power of sale contained in this Security Instrument; or (b) only of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which would be due under this Security Instrument and the Note as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorney's fees; and (d) takes such action as Lender may reasonably require to assure that the loan is unimpeded. Upon enforcement by Borrower, this Security Instrument and the conditions secured hereby shall remain fully effective as if no acceleration had occurred. However, the right to reinstate shall not apply in the case of acceleration under paragraph 17.

19. Sale of Note; Change of Loan Servicer. The Note or a partial interest in the Note (together with this Security Instrument) may be sold one or more times without prior notice to Borrower. A sale may result in a change in the entity (known as the "Loan Servicer") that collects monthly payments due under the Note and this Security Instrument. There also may be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change in accordance with paragraph 14 above and applicable law. The notice will state the name and address of the new Loan Servicer and the address to which payments should be made. The notice will also contain any other information required by applicable law.

20. Hazardous Substances. Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property that is in violation of any Environmental Law. The preceding two sentences shall not apply to the presence, use, or storage 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 a governmental or regulatory agency or public party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge. If Borrower fails, 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" and "hazardous substances" mean toxic or hazardous substances as defined by Environmental Law and the following substances: gasoline, kerosene, oil or kerosene, toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or vermiculite, 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.

21. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under paragraph 17 unless applicable law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose the Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in the paragraph 21, including, but not limited to, reasonable attorney's fees and costs of title evidence.

22. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release the Security Instrument without charge to Borrower. Lender shall not be limited to, reasonable attorney's fees and costs of title evidence.

Borrower. Borrower shall pay any recordation costs.

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

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

- Adjustable Rate Rider
- Graduated Payment Rider
- Balloon Rider
- Other(s) (specify)
- Condominium Rider
- Planned Unit Development Rider
- Rate Improvement Rider
- 1-4 Family Rider
- Biweekly Payment Rider
- Second Home Rider

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

Witnesses:

(Seal)  
Lola Graham-Borrower

This Mortgage prepared by: Phyllis A. Oldenburg

**INDIVIDUAL ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_

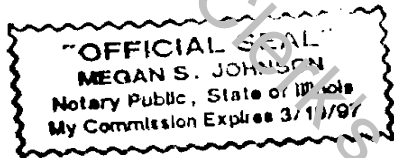
COUNTY OF \_\_\_\_\_

On this day before me, the undersigned Notary Public, personally appeared Lola Graham, to me known to be the individual described in and who executed the Mortgage, and acknowledged that he or she signed the Mortgage as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

By \_\_\_\_\_ Resident at \_\_\_\_\_

Notary Public in and for the State of \_\_\_\_\_ My commission expires \_\_\_\_\_



Property of Cook County Clerk's Office

110800567

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(Seal)  
Borrower

(Seal)  
Lois Graham-Borrower

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

IF BORROWER FAILS TO PAY THESE SUMS PRIOR TO THE EXPIRATION OF THIS PERIOD, LENDER MAY INVOKE ANY REMEDIES PERMITTED BY THIS FURTHER NOTICE OR INSTRUMENT. IF BORROWER FAILS TO PAY THESE SUMS FROM THE DATE THE NOTICE IS DELIVERED OR MAILED WITHIN WHICH BORROWER MUST PAY ALL SUMS SECURED BY THIS SECURITY

IF LENDER EXERCISES THE OPTION TO REQUIRE IMMEDIATE PAYMENT IN FULL, 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 UNLESS LENDER RELEASES BORROWER IN WRITING.

LENDER MAY ALSO REQUIRE THE BORROWER TO SIGN AN ASSUMPTION AGREEMENT THAT IS ACCEPTABLE TO LENDER AND IN THE SECURITY INSTRUMENT. BORROWER WILL CONTINUE TO BE OBLIGATED UNDER THE NOTE AND THIS SECURITY INSTRUMENT UNLESS LENDER RELEASES BORROWER IN WRITING.

TO THE EXTENT PERMITTED BY APPLICABLE LAW, LENDER MAY CHARGE A REASONABLE FEE AS A CONDITION TO LENDER'S CONSENT OF THE LOAN ASSUMPTION AGREEMENT IN THIS SECURITY INSTRUMENT IS ACCEPTABLE TO LENDER. LENDER'S SECURITY WILL NOT BE IMPAIRED BY THE LOAN ASSUMPTION AND THAT THE RISK OF A BREACH OF ANY COVENANT OR SUBSTANTIALLY DELIVERED INFORMATION REQUIRED BY LENDER TO EVALUATE THE INTENDED TRANSFER AS IF A NEW LOAN WERE BEING MADE TO THE TRANSFEREE; AND (B) BORROWER CAUSES TO BE EXERCISED BY FEDERAL LAW AS OF THE DATE OF THIS SECURITY INSTRUMENT. LENDER ALSO SHALL NOT EXERCISE THIS OPTION IF: (A) BORROWER CAUSES TO BE EXERCISED BY FEDERAL LAW AS OF THE DATE OF THIS SECURITY INSTRUMENT. HOWEVER, LENDER'S OPTION SHALL NOT BE EXERCISED BY LENDER IF BORROWER, REQUIRES IMMEDIATE PAYMENT IN FULL OF ALL SUMS SECURED BY THIS SECURITY INSTRUMENT. LENDER'S WRITTEN CONSENT, LENDER MAY, AT ITS DISCRETION, TRANSFER ALL OR PART 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) BORROWER WILL NOT BE OBLIGATED TO LENDER AND THAT OBLIGATION SHALL BE KEPT ALIVE BY LENDER TO THE EXTENT PERMITTED BY APPLICABLE LAW.

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

UNIFORM GOVERNMENT 17 OF THE SECURITY INSTRUMENT IS AMENDED TO READ AS FOLLOWS:

THE NOTE HOLDER WILL DELIVER OR MAIL TO ME A NOTICE OF ANY CHANGES IN MY INTEREST RATE AND THE AMOUNT OF MY MONTHLY PAYMENT BEFORE THE EFFECTIVE DATE OF ANY CHANGE. THE NOTICE WILL INCLUDE INFORMATION REQUIRED BY LAW TO BE GIVEN TO ME AND ALSO THE TITLE AND TELEPHONE NUMBER OF A PERSON WHO WILL ANSWER ANY QUESTION I MAY HAVE REGARDING THE NOTICE.

MY NEW INTEREST RATE WILL BECOME EFFECTIVE ON EACH CHANGE DATE. I WILL PAY THE AMOUNT OF MY NEW MONTHLY PAYMENT BEGINNING ON THE FIRST MONTHLY PAYMENT DATE AFTER THE CHANGE DATE UNTIL THE AMOUNT OF MY MONTHLY PAYMENT CHANGES AGAIN.

IF THE INTEREST RATE I AM REQUIRED TO PAY AT THE FIRST CHANGE DATE WILL NOT BE GREATER THAN 8.000% OR LESS THAN 4.000%. THEREAFTER, MY INTEREST RATE WILL NEVER BE INCREASED OR DECREASED ON ANY SINGLE CHANGE DATE BY MORE THAN TWO PERCENTAGE POINTS (2.000%) FROM THE RATE OF INTEREST I HAVE BEEN PAYING FOR THE PRECEDING THIRTY SIX (36) MONTHS. MY INTEREST RATE WILL NEVER BE GREATER THAN 12.000%.

THE NOTE HOLDER WILL THEN ROUND THE RESULT OF THIS CALCULATION TO THE NEAREST ONE-EIGHTH OF ONE PERCENTAGE POINT (0.125%). SUBJECT TO THE LIMITS STATED IN SECTION 4(D) BELOW, THIS ROUNDED AMOUNT WILL BE MY NEW INTEREST RATE UNTIL THE NEXT CHANGE DATE.

BEFORE EACH CHANGE DATE, THE NOTE HOLDER WILL CALCULATE MY NEW INTEREST RATE BY ADDING 3.000 PERCENTAGE POINTS TO THE CURRENT INDEX. THE NOTE HOLDER WILL THEN DETERMINE THE AMOUNT OF THE MONTHLY PAYMENT THAT WOULD BE SUFFICIENT TO REPAY THE UNPAID PRINCIPAL THAT I AM EXPECTED TO OWE AT THE CHANGE DATE IN FULL ON THE MATURITY DATE AT MY NEW INTEREST RATE IN SUBSTANTIALLY EQUAL PAYMENTS. THE RESULT OF THIS CALCULATION WILL BE THE NEW AMOUNT OF MY MONTHLY PAYMENT.

IF THE INDEX IS NO LONGER AVAILABLE, THE NOTE HOLDER WILL CHOOSE A NEW INDEX WHICH IS BASED UPON COMPARABLE INFORMATION. THE NOTE HOLDER WILL GIVE ME NOTICE OF THIS CHOICE.

THE INDEX IS AVAILABLE AS OF THE DATE 45 DAYS BEFORE EACH CHANGE DATE IS CALLED THE "CURRENT INDEX".

THE INDEX IS THE WEEKLY AVERAGE YIELD ON UNITED STATES TREASURY SECURITIES ADJUSTED TO A CONSTANT MATURITY OF 3 YEARS, AS MADE AVAILABLE BY THE FEDERAL RESERVE BOARD. THE MOST RECENT INDEX FIGURE BEGINNING WITH THE FIRST CHANGE DATE, MY INTEREST RATE WILL BE BASED ON AN INDEX. THE "INDEX" IS THE WEEKLY AVERAGE YIELD ON UNITED STATES TREASURY SECURITIES ADJUSTED TO A CONSTANT MATURITY OF 3 YEARS, AS MADE AVAILABLE BY THE FEDERAL RESERVE BOARD. THE MOST RECENT INDEX FIGURE WHICH MY INTEREST RATE WILL CHANGE IS CALLED A "CHANGE DATE".

THE INTEREST RATE I WILL PAY MAY CHANGE ON THE FIRST DAY OF AUGUST, 1996, AND ON THAT DAY EVERY THIRTY SIX (36) MONTHS) THEREAFTER. EACH DATE ON WHICH MY INTEREST RATE WILL CHANGE IS CALLED A "CHANGE DATE".

(A) INTEREST RATE AND MONTHLY PAYMENT CHANGES  
THE NOTE PROVIDES FOR AN INITIAL INTEREST RATE OF 8.000%. THE NOTE PROVIDES FOR CHANGES IN THE INTEREST RATE AND THE MONTHLY PAYMENTS, AS FOLLOWS:

(B) CHANGE DATE  
THE INTEREST RATE I WILL PAY MAY CHANGE ON THE FIRST DAY OF AUGUST, 1996, AND ON THAT DAY EVERY THIRTY SIX (36) MONTHS) THEREAFTER. EACH DATE ON WHICH MY INTEREST RATE WILL CHANGE IS CALLED A "CHANGE DATE".

(C) CALCULATION OF CHANGES  
BEFORE EACH CHANGE DATE, THE NOTE HOLDER WILL CALCULATE MY NEW INTEREST RATE BY ADDING 3.000 PERCENTAGE POINTS TO THE CURRENT INDEX. THE NOTE HOLDER WILL THEN DETERMINE THE AMOUNT OF THE MONTHLY PAYMENT THAT WOULD BE SUFFICIENT TO REPAY THE UNPAID PRINCIPAL THAT I AM EXPECTED TO OWE AT THE CHANGE DATE IN FULL ON THE MATURITY DATE AT MY NEW INTEREST RATE IN SUBSTANTIALLY EQUAL PAYMENTS. THE RESULT OF THIS CALCULATION WILL BE THE NEW AMOUNT OF MY MONTHLY PAYMENT.

(D) LIMITS ON INTEREST RATE CHANGES  
THE INTEREST RATE I AM REQUIRED TO PAY AT THE FIRST CHANGE DATE WILL NOT BE GREATER THAN 8.000% OR LESS THAN 4.000%. THEREAFTER, MY INTEREST RATE WILL NEVER BE INCREASED OR DECREASED ON ANY SINGLE CHANGE DATE BY MORE THAN TWO PERCENTAGE POINTS (2.000%) FROM THE RATE OF INTEREST I HAVE BEEN PAYING FOR THE PRECEDING THIRTY SIX (36) MONTHS. MY INTEREST RATE WILL NEVER BE GREATER THAN 12.000%.

(E) EFFECTIVE DATE OF CHANGES  
MY NEW INTEREST RATE WILL BECOME EFFECTIVE ON EACH CHANGE DATE. I WILL PAY THE AMOUNT OF MY NEW MONTHLY PAYMENT BEGINNING ON THE FIRST MONTHLY PAYMENT DATE AFTER THE CHANGE DATE UNTIL THE AMOUNT OF MY MONTHLY PAYMENT CHANGES AGAIN.

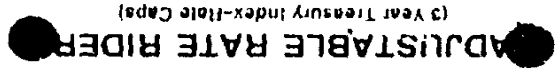
(F) NOTICE OF CHANGES  
THE NOTE HOLDER WILL DELIVER OR MAIL TO ME A NOTICE OF ANY CHANGES IN MY INTEREST RATE AND THE AMOUNT OF MY MONTHLY PAYMENT BEFORE THE EFFECTIVE DATE OF ANY CHANGE. THE NOTICE WILL INCLUDE INFORMATION REQUIRED BY LAW TO BE GIVEN TO ME AND ALSO THE TITLE AND TELEPHONE NUMBER OF A PERSON WHO WILL ANSWER ANY QUESTION I MAY HAVE REGARDING THE NOTICE.

ADDITIONAL COVENANTS. IN ADDITION TO THE COVENANTS AND AGREEMENTS MADE IN THE SECURITY INSTRUMENT, BORROWER AND LENDER FURTHER COVENANT AND AGREE AS FOLLOWS:

THE NOTE CONTAINS PROVISIONS ALLOWING FOR CHANGES IN THE INTEREST RATE AND THE MONTHLY PAYMENT. THE NOTE LIMITS THE AMOUNT THE BORROWER'S INTEREST RATE CAN CHANGE AT ANY ONE TIME AND THE MAXIMUM RATE THE BORROWER MUST PAY.

1030 N. Keeling, Chicago, Illinois 60639  
(Property Address)

THIS ADJUSTABLE RATE RIDER IS MADE THIS 16th day of July, 1993, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Adjustable Rate Note (the "Note") to The Mid-City National Bank of Chicago (the "Lender") of the same date and covering the property described in this Security Instrument and located at:



INDIVIDUAL ACKNOWLEDGMENT

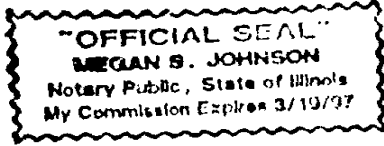
STATE OF Ill )  
 ) 85  
COUNTY OF Cook )

On this day before me, the undersigned Notary Public, personally appeared Lola Graham, to me known to be the individual described in and who executed the Adjustable Rate Rider, and acknowledged that he or she signed the Adjustable Rate Rider as his or her free and voluntary act and deed, for the uses and purposes therein mentioned

Given under my hand and official seal this 11th day of July, 19 93

By Megan S. Johnson Residing at \_\_\_\_\_

Notary Public in and for the State of \_\_\_\_\_ My commission expires \_\_\_\_\_



Property of Cook County Clerk's Office

9351950

5/19/93