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PREPARED BY

EMANUEL VELAZCO
RECORDING REQUESTED BY AND
WHEN RECORDED, MAIL TO:

NOVUS FINANCIAL CORPORATION 4909 Fast 26th Street, Sioux Falls, SD 57103

Loan Number: 940+2-390-381012

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31/1

DEPT-01 RECORDING \$31.00 T100004 TRAN 0845 12/11/95 14:18:00 12839 1 F #-- 55-859578 CDOK COUNTY RECORDER

DEPT-10 PENALTY

\$28.00

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(SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY)

#### NOVUS FINANCIAL CORPORATION

THIS Mortgage, is mildo among the Mortgagor, (herrin "Borrower") with the Property Vesting/Reletionship of

whose mailing address is

and the Mortgagee (herein "Lender")

#### ILLINOIS MORTGAGE

November 16, 1995 EDNA L. WARD WIDOWED

8134 S STEWART AV CHICAGO, IL 606 20 -722

NOVUS FINANCIAL CORPORATION 2500 Lake Cook Road 3S Riverwoods, IL 60015

AMOUNT SECURED: Fifty-Nine Thousand Nine Hundred Seven and 15/100 Dollars (\$59,907.15).

#### THIS AGREEMENT IS A FIRST MORTGAGE.

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-Nine Thousand Nine Hundred Seven and 15/100 Dollars (\$55,907.15), which indebted erails evidenced by Borrower's note of even date herewith (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 18, 2015.

TO SECURE to Lender the repayment of all 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 contained herein, Borrower does hereby mortgage, grant and convey to Lender the following described property located in the County of COOK, State of Illinois: (here describe)

LOT 3 IN ZAKAS RESUBDIVISION OF LOT 7 AND THE NORTH 15 FEET OF LOT 8 IN BLOCK 2 OF AUGUST SCHORLING'S SUBDIVISION OF THAT PART OF THE NORTH 110 RODS OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 14. EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF VINCENNES AVENUE; PER PLAT RECORDED JANUARY 3, 1928 AS DOCUMENT 9886272, IN THE RECORDER'S OFFICE IN COOK COUNTY, ILLINOIS. COMMONLY KNOWN AS: 8134 S. STEWART AVENUE, CHICAGO, ILLINOIS PERMANENT WORK NUMBER: 20-33-127-011

which has the address of (herein "Property Address")

Property Tax Index Number:

8134 S STEWART AV CHICAGO, IL 606 20 -/7 22 2033127011

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, 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 herein referred to as the "Property."

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

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

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



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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 in paid in full, a sum ("Funds") for: (a) yearly taxes and assessments which may attain priority over this Mortgage as a lien on The Property; (b) yearly leasehold payments or ground rents on the Property, if any; (c) yearly hazard 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 tederally 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. § 2601 et ged. ("RESPA"), unless another law that applies to the Funds sets a tesser 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 thall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is such an institution) or in any Federal Home Loan Bank. Lender shall apply the Funds to the Escrow Items. Lender may not charge 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 the sums secured by this Mortgage.

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 a coordance 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 or se 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 Mortrage, Lender shall promptly refund to Borrower any Funds held by Lender. If under paragraph 22, Lender shall acquire or sell the Property, Lender prior to the acquisition or sale of the Property, shall apply any Funds held by Lender at the time of acquisition or sale as a credit against the sums secured by this Mortgage.

- 3. Application of Payments. Unless applicable law provides of serwise, all payments received by Lender under paragraphs 1 and 2 shall be applied: first, to any prepayment manyes 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, fines and impositions attributable to the Property which may attain a priority over this Mortgage and leasehold payments or ground rents, if any. Borrower shall pay these obligations in the manner provided in paragraph 2, or if not paid in that manner, Borrower shall pay them on time directly to the person owed payment. Borrower shall promptly furnish to Lender all notices of amounts due to be paid under this paragraph. If Borrower makes these payments directly, Borrower shall promptly furnish to Lender receipts evidencing the payments.

Borrower shall promptly discharge any lien which has priority over this Mortgage unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable. C conder; (b) contests in good faith the lien by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to prevent the enforcements of the lien; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Mortgage. If Lender determines that any part of the Property is subject to a lien which may attain priority over this Mortgage, 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 ten (10) days of the giving of notice.

5. Hazard Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property Insured against loss by fire, hazards included within the term "extended coverage," and 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 thirty (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.

- Occupancy and Use; Preservation, Maintenance and Protection of the Property; Borrower's Loan Application; Leaseholds. Borrower shall occupy, establish, and use the Property as Borrower's principal residence within sixty (60) days after the execution of this Mortgage and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lander otherwise agrees in writing, which consent shall not be unreasonably withhold, or unless extenuating dircumstances exist which are beyond Borrower's control. Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate, or commit waste on the Property. Borrower shall be in default it any forfeiture action or proceeding, whether civil or criminal, is begun that in Lender's good faith judgment could result in forfeiture of the Property otherwise materially impair the lien created by this Mortgage or Lendor's security interest. Borrower may cure such a default and reinstate, as provided in paragraph 23, by causing the action or proceeding to be dismissed with a ruling that, in Lender's good faith determination, precludes forfeiture of the Borrower's interest in the Property or other material impairment of the lien created by this Mortgage or Lander'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, ropresentations concerning Borrower's occupancy of the Property as a principal residence. If this Mortgage 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 or Leider's Security. If Borrower falls to perform the covenants and agreements contained in this Mortgage, or in (n) action or proceeding is commenced which materially affects Lender's interest in the Property, then, Lender's appearances, disburse such sums, incluring reasonable attorney's 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 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 or Socrower secured by this Mortgage. Unless Borrower and Lender agree to other terms of payment, such amounts shall be payable upon notice from Lander to Borrower requesting payment thereof. Nothing contained in this paragraph 7 shall require Lender to incur any expense or to take any action hereunder.

- 8. Mortgage Insurance. If Lender requires mortgage insurance as a condition of making the loan secured by this Mortgage, Borrower shall pay the premiums required to maintain the mortgage insurance in effect. It, for any reason, the mortgage insurance coverage insurance by Lender lapses or ceases to be in effect, Borrower shall pay the premiums required to obtain coverage substantially equivalent to the mortgage insurance coverage previously in effect, at a cost substantially equivalent to the cost to Borrower of the mortgage insurance previously in effect, from an alternate mortgage insurer approved by Lender. If substantially equivalent mortgage insurance coverage is not available, Borrower shall pay to Lender each month a sum equal to one-twelfth of the yearly mortgage insurance promium being paid by Borrower when the insurance coverage lapsed or ceased to be in effect. Lender will accept use and retain these payments as a loss reserve in lieu of mortgage insurance. Loss reserve payments and for the original becomes available and in original. Borrower shall pay provided by an insuran approved by Lender again becomes available and in original. 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 fretween Borrower and Lender or applicable law.
- 9. 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 therefore related to Lender's interest in the Property.
- 10. Condemnation. The proceeds of any award or claim for damages, direct or contequential, in connection with any condemnation or other taking of the Property or part thereof, or for conveyings 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.
- 11. Borrower not Released; Forbearance by Lender not a Walver. 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 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 of 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 or Borrower's successor in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any such right or remedy.
- 12. Successors and Assigns Bound; Joint and Several Liability; Cosigners. 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 18 hereof. All covenants and agreements of Borrower shall be joint and several. Any Borrower who cosigns this Mortgage, but does not execute the Note: (a) is cosigning 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

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that Borrower's consent and without releasing that Borrower or modifying this Mortgage as to that Borrower's interest in the Property.

- 13. Loan Charges. If the loan secured by this Mortgage is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge under the Note.
- 14. Notice. Except for any notice required under applicable law to be given in another manner. (a) any notice to Borrower provided in this Mortgage shall be given by personally 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 design, early notice to Lender as provided herein, and (b) any notice to Lender shall be given by certified mail to Lender a 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 be deemed to have been given to Borrower or Lander when given in the manner designated herein.
- 15. Governing Law, Soverability. The state and local laws applicable to this Mortgage shall be the laws of the jurisdiction in which the Property is located. The foregoing sentence shall not limit the applicability of Federal law to this Mortgage. In the event 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. At the charge, "costs," "expenses" and "attorney's fees" include all sums to the extent not prohibited by applicable law or limited herein.
- 15. Borrower's Copy. Borrower shall be jurnished with a conformed copy of the Note and of this Mortgage at the time of execution or after recordation hereof.
- 17. Rehabilitation Loan Agreement. Borrower shall fulfill all of Borrower's obligations under any home rehabilitation, improvement, repair, or other loss agreement which Borrower enters into with 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, material or services in connection with improvements made to the Property.
- 18. Transfer of the Property or a Beneficial Interest in Sorrower, if all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Sorrower 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 exercise is prohibited by federal law as of the date of this Mortgage.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than thirty (30) days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Mortgage. If Borrower fails to pay thise sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Mortgage without further notice or demand on Borrower.

- 19. Sale of Note; Change of Loan Servicer. The Note or a partial interest in the clote (together with this Mortgage) 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 Mortgage. There also may be one or more changes of the Loan Servicer unrelated to a serie of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change in recordance 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 on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property.

Borrower shall promptly give Lender written notice of any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge. If Borrower learns, or is notified by any governmental or regulatory authority, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law.

As used in this paragraph 20 "Hazardous Substances" are those substances defined as toxic or hazardous substances by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this paragraph 20, "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection.



21. Post Judgment. Borrower agrees that the interest rate payable after a judgment is entered on the Note or in an action of mortgage foreclosure, shall be the rate stated in the Note or, if the State does not permit the Lender to charge the Note rate, then the judgment rate required under applicable law shall apply.

Any advances made by Lender after a judgment is entered on the Note or in an action of mortgage foreclosure, including but not limited to psyments of insurance premiums and real estate taxes, shall become additional indebtedness of the Borrower and shall continue to be the obligation of the Borrower until said indebtedness is paid in full.

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

- 22. Acceleration; Remedies. Except as provided in paragraph 18 hereof, upon Borrower's breach of any covenant or agreement of Borrower in this Mortgage, including covenants to pay when due any sums secure 2 by this Mortgage, Lender prior to acceleration shall give notice to Borrower as provided in paragraph 15 hereof specifying: (1) the breach; (2) the action required to cure such breach; (3) a date, not less than thirty (30) days from the date the notice is malled 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, foreolosure by judicial proceeding, and sale of the Proporty. The notice shall further inform Borrower of the right to reinstate after acceleration and the ilabito assert in the foreolosure proceeding the non-existence of a default or any other defense of Borrower in acceleration and foreclosure, if the breach is not cured on or before the date specified in the notice, I ander 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 foreclose this Mortgage by judicial proceeding. Lender shall be entitled to collect in such proceeding all expenses of foreclosure, including, but not Philied to, reasonable attenday's fees and costs of documentary evidence, abstracts and title reports.
- 23. Borrower's Right to Reinstate. Not vit instanding Lender's acceleration of the sums secured 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 ninety (90) days from the date Borrower (i) has been served with a summons or by publication, or (ii) has otherwise submitted to the jurisdiction of the court, whichever date is later, if: (a) Borrower pays Lender ratherms which would be then due under this Mortgage, and the Note had no acceleration occurred; (b) Borrower cures all breaches or 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 a remedies as provided in paragraph 22 hereof including, but not limited to, reasonable attorney's fees; and (d) Borrower takes such action as Lender may reason; by require to assure that the lien of this Mortgage, Lender's interest in the Property and Borrower's o'lligation to pay the sums secured by this Mortgage shall continue unimpaired. Upon such payment and care by Borrower, this Mortgage and the obligations secured hereby shall remain in full force and effect as if no acceleration had occurred.
- 24. Assignment of Rents; Appointments of Receiver; Lender in Procession. As additional security hereunder, Borrower hereby assigns to Lender the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 22 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 22 hereof or abandonment of the Property, center shall be entitled to have a receiver appointed by a court to enter upon, take presession of and manager the Property and to collect the rents of the Property including those past due. All rents collected by Lender, by 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 attorney's fees, recition to the sums secured by this Mortgage. The receiver shall be liable to account only for those rents actually received.

- 25. Release, Upon payment of all sums secured by this Mortgage, this Mortgage shall become null and void and Lender shall release this Mortgage without charge to Borrower. Borrower shall pay all costs of recordation, if any.
- 26. Waiver of Homestead, Borrower waives all right of homestead exemption in the Property.
- 27. Riders to this Mortgage. If one or more riders are executed by Borrower and recorded together with this Mortgage, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Mortgage as if the rider(s) were a part of this Mortgage. [applicable rider(s) shown checked below.]

Condominium Rider
1-4 Family Rider
Planned Unit Development Ride
Second Home Rider
Adjustable Rate Rider

IN WITNESS WHEREOF, BORROWER has executed this Mortgage.

EDNA L. WARD'S SIGNATURE  11-22-95  DATE	
STATE OF ILLINOIS COOK COUNTY SS:  A Notary Public in and for the aforementioned county and state, do hereby certify the EDNA L. WARD personally known to me to be the same person(s) whose name(s) is/are subscribed to the or egoing instrument, appeared before me this day in person, and acknowledged	
that he/she/they signed and delivered the said instrument as is/her/their free voluntary act, for the uses and purposes therein set forth.  Given under my hand and official sent this 22 day of NCIDER, 19 10 PROBLEM SEAL MARKETTA SIMPS Public Public State of the purposes.	7 (7 N) filmols 7, 1990
(Space Below this Line Hessived For Lettle And Hecorder)	

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