

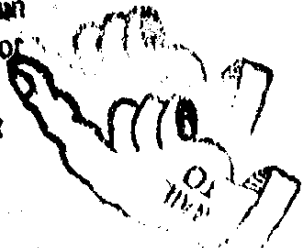
UNOFFICIAL COPY

THIS MORTGAGE IS BEING RECORDED TO CORRECT THE LEGAL DESCRIPTION

9 4 3 0 3 0 0 0

Return Recorded Doc to:
Bank One Mortgage Corporation
9399 W. Higgins Road 4th Floor
Rosemont, IL 60018
Attn: Post Closing Department
Lynn Bernstein

94583656 # 922637
94583656



DEPT-01 RECORDING 691.50
T#5555 TRAN 2041 02/22/95 13:12:00
#5161 # J.J. # 75-123665
COOK COUNTY RECORDER

(Space Above This Line For Recording Date)

MORTGAGE

95123665

DEPT-01 RECORDING 639.50
T#6666 TRAN 1411 07/05/94 14:14:00
49995 JLC # 94-583656
COOK COUNTY RECORDER

THIS MORTGAGE ("Security Instrument") is given on **June 29, 1994**. The mortgagor is
RICHARD NICHMAN I FEINGOLD & LAURI J. ALPERN, HUSBAND AND WIFE.

("Borrower"). This Security Instrument is given to ~~REVERE MORTGAGE, LTD.~~ REVERE MORTGAGE, LTD.

which is organized and existing under the laws of **THE STATE OF ILLINOIS**, and whose
address is ~~5 REVERE DRIVE~~ **5 REVERE DRIVE**
~~NORTHBROOK, ILLINOIS 60062~~ **NORTHBROOK, ILLINOIS 60062** ("Lender"). Borrower owes Lender the principal sum of
One Hundred Sixty-Two Thousand Four Hundred and No/100

Dollars (U.S. \$ **162,400.00**).

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 **July 1, 2024**. 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:

P. I. N. 14-21-110-021-1008.

SEE ATTACHED LEGAL DESCRIPTION.

95123665

94583656

which has the address of **3631 NORTH PINE GROVE #7** **CHICAGO**
Illinois **60613** ("Property Address");
(Zip Code)

(Street, City),

ILLINOIS - Single Family - Fannie Mae/Freddie Mac UNIFORM INSTRUMENT
VMP MORTGAGE FORMS (312)293-6100 (800)621-7291

Page 1 of 6

Form 3014 8/90
Amended 5/92
Initials: *RJA*

4/5/0
RJA
JJA

273 26/1025 58P

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and rights now or hereafter a part of the property. All replacement 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 The 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-waiver 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. Waiver 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 (to be stated in the Note) for taxes and assessments which may remain priority over this Security Instrument as a lien on the Property; (b) yearly bonded 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, in its sole discretion, 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 in 12 U.S.C. Section 2601 et seq. ("RESPA"), unless another law that applies to the funds and 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 of either 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 will 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 the funds. Borrower shall not be required to pay interest or charges 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 accordance with the requirements of applicable law. Lender shall promptly refund to Borrower any funds held by Lender in full of all sums secured by this Security Instrument. Lender shall promptly refund to Borrower any funds held by Lender under Paragraph 21. Lender shall acquire or sell the Property, Lender, prior to the acquisition or sale of the Property, shall apply any funds held by Lender at the time of acquisition or sale as a credit against the amount due under the Note. Lender shall apply any funds held by Lender at the time of acquisition or sale as a credit against the amount due under the Note.

4. Changes in Law. Borrower shall pay all taxes, assessments, charges, fines and expenditures attributable to the Property which may remain priority over this Security Instrument, and bonded 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 receipts evidencing the payment.

Borrower 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) receives from the holder of the lien an agreement satisfactory to Lender subordinating the lien to the Security Instrument. Lender and Borrower shall identify the lien. Borrower shall satisfy the lien of record and all other liens of record for taxes and assessments within 10 days of the giving of notice.

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LEGAL DESCRIPTION

UNIT NUMBER 'F' IN THE 3631 PINE GROVE CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL):

THE SOUTH 1/2 OF LOT 11 IN BLOCK 7 OF HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 AND 33 TO 37 ALL INCLUSIVE IN PINE GROVE, A SUBDIVISION BY ELISHA E. HUNDLEY OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 24456393, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

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NOTIFICATION

THE FOLLOWING DESCRIBED PROPERTY OR REAL ESTATE INTERESTS ARE SUBJECT TO AN ORDER OF THE COURT OF COMMON PLEAS IN THE COUNTY OF COOK, ILLINOIS.

TO ALL PERSONS WHOSE INTERESTS IN THE PROPERTY DESCRIBED ABOVE ARE KNOWN OR WHOSE INTERESTS MAY BE KNOWN, YOU ARE HEREBY NOTIFIED THAT YOU ARE REQUIRED TO APPEAR IN COURT ON THE DATE AND AT THE PLACE SPECIFIED IN THE ORDER OF THE COURT OF COMMON PLEAS IN THE COUNTY OF COOK, ILLINOIS, TO ANSWER TO THE COMPLAINT AND TO DEFEND YOUR INTERESTS IN THE PROPERTY DESCRIBED ABOVE.

2025/01/22

Property of Cook County Clerk's Office

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5. Hazard or Property Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage" and any other hazards, including floods or flooding, for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's approval which shall not be unreasonably withheld. If Borrower fails to maintain coverage described above, Lender may, at Lender's option, obtain coverage to protect Lender's rights in the Property in accordance with paragraph 7.

All insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgage clause. Lender shall have the right to hold the policies and renewals. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, if the restoration or repair is economically feasible and Lender's security is not lessened. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. If Borrower abandons the Property, or does not answer within 30 days a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may collect the insurance proceeds. Lender may use the proceeds to repair or restore the Property or to pay sums secured by this Security Instrument, whether or not then due. The 30-day period will begin when the notice is given.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of the payments. If 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, 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 days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender otherwise agrees in writing, which consent shall not be unreasonably withheld, or unless extenuating circumstances 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 if 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 or otherwise materially impair the lien created by this Security Instrument or Lender's security interest. Borrower may cure such a default and reinstate, as provided in paragraph 18, by causing the action or proceeding to be dismissed with a ruling that, in Lender's good faith determination, precludes forfeiture of the Borrower's interest in the Property or other material impairment of the lien created by this Security Instrument or Lender's security interest. Borrower shall also be in default if Borrower, during the loan application process, gave materially false or inaccurate information or statements to Lender (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 lapses or ceases to be in effect, Borrower shall pay the premiums required to obtain coverage substantially equivalent to the mortgage insurance previously in effect, at a cost substantially equivalent to the cost to Borrower of the mortgage insurance previously in effect, from an alternate mortgage insurer approved by Lender. If substantially equivalent mortgage insurance coverage is not available, Borrower shall pay to Lender each month a sum equal to one-twelfth of the yearly mortgage insurance premium 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:

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1. Lender of Property Insurance. Borrower shall maintain the insurance coverage now existing on the property...
2. Lender of Property Insurance. Borrower shall maintain the insurance coverage now existing on the property...
3. Lender of Property Insurance. Borrower shall maintain the insurance coverage now existing on the property...
4. Lender of Property Insurance. Borrower shall maintain the insurance coverage now existing on the property...
5. Lender of Property Insurance. Borrower shall maintain the insurance coverage now existing on the property...
6. Lender of Property Insurance. Borrower shall maintain the insurance coverage now existing on the property...
7. Lender of Property Insurance. Borrower shall maintain the insurance coverage now existing on the property...
8. Lender of Property Insurance. Borrower shall maintain the insurance coverage now existing on the property...
9. Inspection. Lender or its agent may make reasonable entries upon and inspections of the property...
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...
11. Borrower Not Released. For the purpose of this Security Instrument, the liability of the original Borrower or Borrower's successor in interest shall not be released or extinguished...
12. Successors and Assigns Bound. The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower...
13. Loan Charges. If the loan secured by this Security Instrument is subject to a law which sets maximum loan charges...
14. Notices. Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it...
15. Governing Law; Jurisdiction. This Security Instrument shall be governed by the law of the jurisdiction in which the Property is located...
16. Notices. Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it...
17. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument...
18. 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...
19. Inspection. Lender or its agent may make reasonable entries upon and inspections of the property...
20. Lender of Property Insurance. Borrower shall maintain the insurance coverage now existing on the property...
21. Lender of Property Insurance. Borrower shall maintain the insurance coverage now existing on the property...
22. Lender of Property Insurance. Borrower shall maintain the insurance coverage now existing on the property...
23. Lender of Property Insurance. Borrower shall maintain the insurance coverage now existing on the property...
24. Lender of Property Insurance. Borrower shall maintain the insurance coverage now existing on the property...
25. Lender of Property Insurance. Borrower shall maintain the insurance coverage now existing on the property...
26. Lender of Property Insurance. Borrower shall maintain the insurance coverage now existing on the property...
27. Lender of Property Insurance. Borrower shall maintain the insurance coverage now existing on the property...
28. Lender of Property Insurance. Borrower shall maintain the insurance coverage now existing on the property...
29. Lender of Property Insurance. Borrower shall maintain the insurance coverage now existing on the property...
30. Lender of Property Insurance. Borrower shall maintain the insurance coverage now existing on the property...

UNOFFICIAL COPY

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 exercise is prohibited by federal law as of the date of this Security Instrument.

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

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) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then 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 attorneys' fees; and (d) takes such action as Lender may reasonably require to assure that the lien of this Security Instrument, Lender's rights in the Property and Borrower's obligation to pay the sums secured by this Security Instrument shall continue unchanged. Upon reinstatement by Borrower, this Security Instrument and the obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under paragraph 17.

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 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.

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

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 this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 21, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

22. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument without charge to Borrower. Borrower shall pay any recordation costs.

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

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CONDOMINIUM RIDER

THIS CONDOMINIUM RIDER is made this 28th day of June, 1994, 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 Note to ~~MULTISTATE CONDOMINIUM MORTGAGE~~ REVERE MORTGAGE, LTD.

[Handwritten initials]

(the "Lender")

of the same date and covering the Property described in the Security Instrument and located at:

3631 NORTH PINE GROVE #F, CHICAGO, ILLINOIS 60613

[Property Address]

The Property includes a unit in, together with an undivided interest in the common elements of, a condominium project known as: 3631 N PINE GROVE CONDO

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[Name of Condominium Project]

(the "Condominium Project"). If the owners association or other entity which acts for the Condominium Project (the "Owners Association") holds title to property for the benefit or use of its members or shareholders, the Property also includes Borrower's interest in the Owners Association and the uses, proceeds and benefits of Borrower's interest.

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

A. Condominium Obligations. Borrower shall perform all of Borrower's obligations under the Condominium Project's Constituent Documents. The "Constituent Documents" are the: (i) Declaration or any other document which creates the Condominium Project; (ii) by-laws; (iii) code of regulations; and (iv) other equivalent documents. Borrower shall promptly pay, when due, all dues and assessments imposed pursuant to the Constituent Documents.

B. Hazard Insurance. So long as the Owners Association maintains, with a generally accepted insurance carrier, a "master" or "blanket" policy on the Condominium Project which is satisfactory to Lender and which provides insurance coverage in the amounts, for the periods, and against the hazards Lender requires, including fire and hazards included within the term "extended coverage," then:

(i) Lender waives the provision in Uniform Covenant 2 for the monthly payment to Lender of the yearly premium installments for hazard insurance on the Property; and

(ii) Borrower's obligation under Uniform Covenant 5 to maintain hazard insurance coverage on the Property is deemed satisfied to the extent that the required coverage is provided by the Owners Association policy.

Borrower shall give Lender prompt notice of any lapse in required hazard insurance coverage.

In the event of a distribution of hazard insurance proceeds in lieu of restoration or repair following a loss to the Property, whether to the unit or to common elements, any proceeds payable to Borrower are hereby assigned and shall be paid to Lender for application to the sums secured by the Security Instrument, with any excess paid to Borrower.

C. Public Liability Insurance. Borrower shall take such actions as may be reasonable to insure that the Owners Association maintains a public liability insurance policy acceptable in form, amount, and extent of coverage to Lender.

D. Condemnation. The proceeds of any award or claim for damages, direct or consequential, payable to Borrower in connection with any condemnation or other taking of all or any part of the Property, whether of the

MULTISTATE CONDOMINIUM RIDER - Single Family - Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

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[Handwritten signature]

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ADJUSTABLE RATE RIDER (1 Year Treasury Index - Rate Caps)

THIS ADJUSTABLE RATE RIDER is made this **29th** day of **June** 19 **94**, 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 ~~WATSON XXXXXXXXXXXXXXXXXXXX~~ REVERSE MORTGAGE, LTD.

Handwritten initials: WJ

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

3831 NORTH PINE GROVE #F, CHICAGO, ILLINOIS 60613
(Property Address)

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.

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

A. INTEREST RATE AND MONTHLY PAYMENT CHANGES

The Note provides for an initial interest rate of **8.0000** %. The Note provides for changes in the interest rate and the monthly payments, as follows:

4. INTEREST RATE AND MONTHLY PAYMENT CHANGES

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(A) Change Dates

The interest rate I will pay may change on the first day of **July**, 2001, and on that day every 12th month thereafter. Each date on which my interest rate could change is called a "Change Date."

(B) The Index

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 1 year, as made available by the Federal Reserve Board. The most recent Index figure available as of the date 45 days before each Change Date is called the "Current Index."

If the Index is no longer available, the Note Holder will choose a new index that is based upon comparable information. The Note Holder will give me notice of this choice.

(C) Calculation of Changes

Before each Change Date, the Note Holder will calculate my new interest rate by adding **Two and Three-Fourths** percentage point (**2.7500** %) to the Current Index. The Note Holder will then round the result of this addition 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.

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 **10.0000** % or less than **6.0000** %. Thereafter, my interest rate will never be increased or decreased on any single Change Date by more than two percentage points (2.0%) from the rate of interest I have been paying for the preceding 12 months. My interest rate will never be greater than **14.0000** %.

(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 me and also the title and telephone number of a person who will answer any question I may have regarding the notice.

Vertical handwritten text: 9/10/94

Handwritten initials: WJ

THIS ASSOCIABLE RATE RISK IS BEING BORROWED BY THE BORROWER AND IS BEING PASSED TO THE LENDER BY THE BORROWER'S AGREEMENT TO THIS SECURITY INSTRUMENT.

THE ASSOCIABLE RATE RISK IS BEING BORROWED BY THE BORROWER AND IS BEING PASSED TO THE LENDER BY THE BORROWER'S AGREEMENT TO THIS SECURITY INSTRUMENT.

THE ASSOCIABLE RATE RISK IS BEING BORROWED BY THE BORROWER AND IS BEING PASSED TO THE LENDER BY THE BORROWER'S AGREEMENT TO THIS SECURITY INSTRUMENT.

2321 NORTH PINE GROVE #2, CHICAGO, ILLINOIS 60614

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.

ADDITIONAL COVENANTS: In addition to the covenants and agreements made in the Security Instrument, the Borrower agrees to the following:

A. INTEREST RATE AND MONTHLY PAYMENT CHANGES

The Note provides for an annual interest rate to be determined by the following:

1. INTEREST RATE AND MONTHLY PAYMENT CHANGES

(A) Change Dates: The interest rate will pay and change on the first day of each month.

(B) The Index: The interest rate will be based on an index which will be based on the weekly average of the prime rate published in the Wall Street Journal.

If the lender is no longer available, the Borrower will choose a new index that is based upon comparable information. The lender will give the notice of this change.

(C) Calculation of Changes: The lender will calculate the new interest rate and monthly payment.

(D) Two and Three-Months: The lender will calculate the new interest rate and monthly payment.

(E) The Note Holder: The Note Holder will calculate the new interest rate and monthly payment.

(F) The Note Holder: The Note Holder will calculate the new interest rate and monthly payment.

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

Lender may make any remedies permitted by the Security Instrument without further notice or demand.

The lender shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which the Borrower may request to require immediate payment in full.

If Lender exercises the option to require immediate payment in full, Lender shall give Borrower notice of acceleration.

The lender will continue to be obligated under the Note and this Security Instrument unless Lender releases Borrower from the obligation to keep all the promises and agreements made in the Note and in this Security Instrument.

Lender may also require the transferee to sign an assumption agreement that is acceptable to Lender.

To the extent permitted by applicable law, Lender may charge a reasonable fee as a condition to Lender's consent to the assignment of any payments to a transferee.

Lender's consent to the assignment of any payments to a transferee shall not be required if the transferee is a transferee of the property or a beneficial interest in the property.

TRANSFER OF THE PROPERTY OR A BENEFICIAL INTEREST IN BORROWER. If all or any part of the Property or any interest in the Property is sold or transferred (or if a beneficial interest in the Property is sold or transferred) and the Borrower is not a natural person, the Security Instrument shall not be exercised by Lender.

TRANSFER OF THE PROPERTY OR A BENEFICIAL INTEREST IN BORROWER. If all or any part of the Property or any interest in the Property is sold or transferred (or if a beneficial interest in the Property is sold or transferred) and the Borrower is not a natural person, the Security Instrument shall not be exercised by Lender.

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