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DEPT-01 RECORDING 443.00
T#0012 TRAN 0761 05/29/96 12:10:00
#613 # ER *-96-403391
COOK COUNTY RECORDER

Property of Cook County Clerk's Office

96403391

BOX 333-CT1

Handwritten:
74616097

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PROPERTY OF

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PREPARED BY:
LOUIS HADOSZEK
100 WYVILLE, IL 60048

93831065

COOK COUNTY, ILLINOIS
FILED FOR RECORD

OCT 15 PM 1:28

93831065

RECORD AND RETURN TO:
LaSalle Talman Home Mtg. Corp.
1350 E. Touhy Ave Suite 160 West
Des Plaines, IL 60018

ATTENTION: CLERK OF COURT (Please Address This Line For Recording Only)

Alan Bellan
MORTGAGE

379384-2

THIS INSTRUMENT ("Security Instrument") is given on OCTOBER 7, 1991

ROBERT SULLIVAN, CHICAGO, ILL.

LA SALLE TALMAN HOME MORTGAGE CORPORATION

STATE OF ILLINOIS, COUNTY OF COOK, CITY OF CHICAGO, ILLINOIS

ROBERT SULLIVAN, ILLINOIS 60614
NINETEEN THOUSAND FIVE HUNDRED
AND NO/100

(*Lender*) Borrower owes to the principal sum of

Dollars (U.S. \$ 5,500.00)

This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which note is for monthly payments, with the full debt, if not paid earlier, due and payable on NOVEMBER 1, 2021

This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all reasonable costs and conditions of the Note; (b) the payment of all other debts, with interest, advanced under paragraph (a) 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:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART OF

THIS MORTGAGE IS BEING RE-RECORDED TO INCLUDE THE ADJUSTABLE RATE RIDER AND THE CONDOMINIUM RIDER

63-28-100-000-0000
63-28-100-014-0000
63-28-100-017-0000

which has the address of 2 EAST LILLIAN-UNIT 2C, ARLINGTON HEIGHTS, ILLINOIS 60004 (*Property Address*)

ALL OTHERS Who Have Claims Involving This Instrument Are Warned That

FORM 9316 1-88

BOX 333

740659.93058675
27-2A

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43

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LEGAL DESCRIPTION:

TRUST NUMBER 12-24 AND 12-25 IN COOK COUNTY AS ELIMATED ON A PLAN OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

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THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, COMMENCING AT A POINT IN THE NORTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 30, WHICH IS 276.2 FEET WEST OF THE SOUTHWEST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 AND RUNNING THENCE WEST ALONG THE SAID NORTH LINE 250 FEET; THENCE SOUTH ON A LINE PARALLEL WITH THE EAST LINE OF THE WEST 1/2 OF THE SAID SOUTHWEST 1/4 A DISTANCE OF 527 FEET; THENCE EAST ON A LINE PARALLEL WITH THE SAID NORTH LINE OF 250 FEET AND THENCE NORTH ON A LINE PARALLEL WITH SAID EAST LINE 527 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PORTION THEREOF LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE; BEGINNING IN THE WEST LINE OF SAID WEST 250 FEET 144.90 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST 1/4 (AS MEASURED ON THE WEST LINE OF THE WEST 250 FEET) AND THENCE TO THE EAST LINE OF SAID WEST 250 FEET 145.10 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST 1/4 (AS MEASURED ON THE EAST LINE OF SAID WEST 250 FEET) EXCEPTING THEREFROM THAT PART OF EXISTING RIGHT OF WAY OF PALATINE ROAD HERETOFORE CONVEYED TO THE COUNTY OF COOK COUNTY, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT A AND LOT B IN ARLEIGHWOOD ESTATE, BEING A SUBDIVISION OF PARTS OF SECTIONS 19 AND 20, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAN OF SURVEY IS ATTACHED AS EXHIBIT B TO DECLARATION OF COCONOMITUM MADE BY BOURNARD BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 22, 1993 AND HEREIN AS TRUST NUMBER 1615, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 9170167; TOGETHER WITH ITS UNDIVIDED INTEREST THEREIN IN SAID PARCELS (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND INTERESTS THEREIN ALL THE INTERESTS HERETO AS DEFINED AND SET FORTH IN SAID DECLARATION AND PLAN OF SURVEY), IN COOK COUNTY, ILLINOIS.

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FEB 21 1986

STATE OF ILLINOIS
DEPT. OF REVENUE

Edward J. Kelly

RECORDER OF RECORDS
COOK COUNTY

93831665

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THIS INSTRUMENT is the instrument of the Security Instrument as defined in the Security Instrument, and the instrument of the Security Instrument as defined in the Security Instrument. All the terms and conditions of the Security Instrument are hereby incorporated by reference into this instrument.

DEFERRED COVENANTS that Borrower is lawfully owner of the estate hereby conveyed and has the right to mortgage, lease and convey the Property and the Property, as evidenced, on page 1 of the instrument of record. Borrower warrants and will defend, protect the title to the Property against all claims and demands, subject to any conditions or covenants in this Security Instrument, including but not limited to the following:

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. **Payment of 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) property taxes and assessments which may arise primarily from the Security Instrument as a lien on the Property; (b) property insurance premiums, if any; (c) fire insurance premiums, if any; (d) fire coverage amounts payable by Borrower to Lender, as conditions with the provisions of paragraph 3, in lieu of the payment of mortgage insurance premiums. These items are called "Escrow Items." Lender may, at any time, collect and hold Funds as an escrow not to exceed the amount of the Escrow Items. Lender shall not be required to collect 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 escrow account where deposits are accepted by a federal agency, governmental or non-governmental, including Lender, if Lender is such an institution or an any Federal Home Loan Bank. Lender shall apply the Funds to pay the taxes or items. Lender may not charge Borrower for holding and applying the Funds, except the amount of the Escrow Items, unless Lender pays Borrower interest on the Funds and applicable non-payment Lender to make such a charge. However, Lender may require Borrower to pay a reasonable charge for an independent real estate appraisal conducted by Lender in connection with this loan, unless applicable law prohibits otherwise. Unless an agreement is made in writing, 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, at any of its offices, a statement of the Funds, showing credits and debits to the Funds and the payments for which such debits to the Funds are made. The Funds are subject to additional security by all items covered by the Security Instrument.

If the Funds held by Lender exceed the amount provided to be held by applicable law, Lender shall transmit to Borrower the excess Funds to such extent with the requirements of applicable law. If the amount of the Funds held by Lender at any time is not sufficient to pay the 1 year of taxes when due, Lender may require Borrower to make, out of such other source, the amount of the Funds to pay to Lender the amount due to make up the deficiency. Borrower shall make up the deficiency in no more than twelve monthly payments, at Lender's option.

Upon payment in full of all sums due under the Security Instrument, Lender shall promptly release to Borrower any Funds held by Lender. If, under paragraph 11, Lender shall require to sell the Property, Lender shall pay to the recipient in full of the Property, shall apply any Funds held by Lender, in the event of expiration or sale of a credit against the sums stated by the Security Instrument.

3. **Application of Payments.** Unless applicable law requires otherwise, no payments received by Lender under paragraphs 1 and 2 shall be applied first to any prepayment charges due under the Note, second to interest payable under paragraph 2, third to interest due, fourth to principal due, and last to any other charges due under the Note.

4. **Charge Lien.** Borrower shall pay all taxes, assessments, charges, fees and expenses attributable to the Property which may attach primarily over the Security Instrument, and interests, if any, on the Property, and shall not discharge its obligations in the event provided in paragraph 2, or if not paid in the event, Borrower shall pay them or bear charge to the person owed payment. Borrower shall promptly transmit to Lender all amounts payable to be paid under the paragraph 2. Borrower shall promptly discharge any tax which has priority over the Security Instrument before Borrower is released in writing of the obligation incurred by the tax or a similar obligation to the tax. The amount in good faith the tax by, or which is the subject of the tax or, legal proceedings which is the Lender's option, either to permit the satisfaction of the tax or (a) transmit to the holder of the lien an agreement satisfactory to Lender, authorizing the lien to the Security Instrument, if Lender determines that any part of the Property is subject to a lien in full or other priority over the Security Instrument, Lender may give Borrower a notice authorizing the lien. Borrower shall comply with the notice or take care of the lien if the lien is not paid within 60 days of the giving of notice.

Borrower shall promptly discharge any tax which has priority over the Security Instrument before Borrower is released in writing of the obligation incurred by the tax or a similar obligation to the tax. The amount in good faith the tax by, or which is the subject of the tax or, legal proceedings which is the Lender's option, either to permit the satisfaction of the tax or (a) transmit to the holder of the lien an agreement satisfactory to Lender, authorizing the lien to the Security Instrument, if Lender determines that any part of the Property is subject to a lien in full or other priority over the Security Instrument, Lender may give Borrower a notice authorizing the lien. Borrower shall comply with the notice or take care of the lien if the lien is not paid within 60 days of the giving of notice.

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5. **Insurance or Property Insurance.** Borrower shall keep in force and pay for insurance or fire and other risks on the Property insured against loss by fire, lightning, theft, burglary, explosion, riot, strike, sabotage, and any other causes, including death or disability, for which Lender requires insurance. This insurance shall be maintained in the amounts and for the period 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 a 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 current notices. In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may retain 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 nature of the 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 amount secured by this Security Instrument, or not then due, with any excess paid to Borrower. If Borrower abandons the Property, or does not restore 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 amounts secured by this Security Instrument, 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 prepay the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of the payments. If under paragraph 11 the Property is acquired by Lender, Borrower's right to any insurance proceeds and proceeds resulting from a 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, Repairs and Protection of the Property; Borrower's Loan Application; Lender's Lien.** 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 or which shall not be unreasonably withheld, or unless outstanding 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 intentional act or proceeding, whether civil or criminal, is begun that in Lender's good faith judgment could result in foreclosure of the Property or otherwise materially impairs the lien created by this Security Instrument or Lender's security interest. Borrower shall also be in default if, in Lender's good faith determination, proceeds from foreclosure of the Borrower's interest in the Property or other material judgment of the law is caused 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 omitted material information 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 a purchase money mortgage, Borrower shall comply with all the provisions of the loan. If Borrower acquires fee title to the Property, the fee title 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 proceedings in bankruptcy, probate, for condemnation or forfeiture or to enforce laws or regulations, then Lender may, at its option, 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 attorney's fees and making on the Property to make repairs. Although Lender may take action under this paragraph, Lender does not have to do so.

Any amount advanced by Lender under this paragraph 7 shall become additional debt of Borrower secured by the Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement of the Note and shall be payable, with interest, upon notice from Lender to Borrower regarding 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 coverage 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 monthly 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 loan reserve in lieu of mortgage insurance. Lender reserves the right to

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...may be... the... of... for the period... shall pay... shall provide... with any written agreement...

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

10. Condominiums. The proceeds of any award or claim for damages, losses or consequential, in connection with any condemnation or other taking of any part of the Property, or for curvency or loss 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 same 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 same secured by this Security Instrument immediately before the taking, unless Borrower and Lender otherwise agree in writing, the same 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 same 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 same secured immediately before the taking, unless Borrower and Lender otherwise agree in writing or unless applicable law otherwise provides, the proceeds shall be applied to the same secured by this Security Instrument whether or not then due.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the abandonment offers to make an award or 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 construction or repair of the Property or to the same 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 exhaust 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's Obligations. Borrower shall be bound by Lender's notice. Extension of the time for payment or modification of amortization of the same secured by this Security Instrument, made by Lender as any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successors as covered. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend it or for payment or otherwise modify amortization of the same secured by this Security Instrument by reason of any default made by the original Borrower or Borrower's successor in interest. Any instrument by Lender in extension, any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

12. Successors and Assigns. Borrower, Lender and Successors' 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 not party to this Security Instrument only to mortgage, grant and convey the Borrower's interest in the Property under the terms of the Security Instrument; (b) is not personally obligated to pay the same secured by this Security Instrument; and (c) agrees that Lender and any other Borrower or any agent or assignee, together or with any co-signer, may with regard to the terms of this Security Instrument to the Note without that Borrower's consent.

13. Loan Charge. 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 charge collected or to be collected in connection with the loan exceeds the permitted limit, 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 in excess of the permitted limit shall be refunded to the Borrower. Lender may choose to make this refund by reducing the principal due 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. 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 a different method. The notice shall be given to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to Lender's address stated herein or any other address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.

15. Governing Law; Severability. 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 provisions or clause of this Security Instrument or the Note conflict with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which do not give 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 endorsed copy of the Note and of this Security Instrument.

COPIES

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to hold... of the Property of any subject in a... of the Property of any subject in a... of the Property of any subject in a...

Lender shall give Borrower notice of acceleration... Borrower shall have the right to have... of the Property of any subject in a...

Lender shall give Borrower notice of acceleration... Borrower shall have the right to have... of the Property of any subject in a...

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24. Herein to this Security Instrument, if a or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants and agreements of both such rider shall be incorporated into and shall stand and supplement the covenants and agreements of the Security Instrument as if the rider(s) were a part of this Security Instrument.

Check applicable box(es)

Adjustable Rate Rider
Graduated Payment Rider
Ballon Rider
V.I.P. Rider

Condominium Rider
Planned Unit Development Rider
Rate Impact Removal Rider
Other (to self)

1-4 Family Rider
Biweekly Payment Rider
Second Home Rider

BY SIGNING HEREON, 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.

Witness _____ *Robin Sachs* _____
Borrower

Witness _____
Borrower

Witness _____
Borrower

Witness _____
Borrower

Witness _____
Borrower

STATE OF ILLINOIS, Cook County IL

I, the undersigned, a Notary Public in and for said county and state do hereby certify that ROBIN SACHS, UNMARRIED

personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that HE/SHE signed and delivered the said instrument as MR/HER free and voluntary act, for the uses and purposes herein set forth.

Given under my hand and official seal this 7th day of October, 1993

By Commission Expires 12/30/94
OFFICIAL SEAL
CHEYL MENE
Notary Public, State of Illinois
My Commission Expires 12/30/94

Notary Public
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PB 1004

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LN # 3793842

ADJUSTABLE RATE RIDER (1 YEAR TREASURY INDEX - RATE CAPS)

THIS ADJUSTABLE RATE RIDER is made this 7th day of October, 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 LaSalle Tilman Bank FSB (the "Lender") of the same date and covering the property described in the Security Instrument and located at:

2 East Lillian-Unit 2C

Arlington Heights, IL 60004

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 6.5000 changes in the interest rate and the monthly payments as follows:

The Note provides for

4. INTEREST RATE AND MONTHLY PAYMENT CHANGES

(A) Change Dates

The interest rate I will pay may change on August 1, 2000, and on that day and 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 which is based upon comparable information. The Note Holder will give me notice of this choice.

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. Lender also shall not exercise this option if: (a) Borrower causes to be submitted to Lender information required by Lender to evaluate the intended transfer as if a new loan were being made to the transferee; and (b) Lender reasonably determines that Lender's security will not be impaired by the loan assumption and that the risk of a breach of any covenant or agreement in this Security Instrument is acceptable to Lender.

2. When Borrower's initial fixed interest rate changes to an adjustable rate under the terms stated in Section 4 above, Uniform Covenant 17 of the Security Instrument contained in Section B 1 above shall cease to be in effect, and the provisions of Uniform Covenant 17 of the Security Instrument shall be amended to read as follows:

1. Until Borrower's initial fixed interest rate changes to an adjustable interest rate under the terms stated in Section A above, Uniform Covenant 17 of the Security Instrument shall be in effect as follows:

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 of this notice is delivered or mailed, in 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.

Transfer of the Property or a Beneficial Interest in Borrower. If all or any part of the Property or an 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.

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

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.

(F) Notice 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.

(E) Effective Date of Changes

The interest rate I am required to pay at the first Change Date will not be greater than 11.5000% or less than 2.7500%. 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 twelve months. My interest rate will never be greater than 12.0000%, nor lower than 2.7500%.

(D) Limits on Interest Rate Changes

Before each Change Date, the Note Holder will calculate my new interest rate by adding Two and Three Fourths (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.

(C) Calculation of Changes

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.

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To the extent permitted by applicable law, Lender may charge a reasonable fee as a condition to Lender's consent to the loan assumption. Lender also may require the transferee to sign an assumption agreement that is acceptable to Lender and that obligates the transferee to keep all the promises and agreements made in the Note and in this Security Instrument. Borrower will continue to be obligated under the Note and this Security Instrument unless Lender releases Borrower in writing.

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 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.

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



Robin Sachs

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AP#

LN# 3793842

CONDOMINIUM RIDER

THIS CONDOMINIUM RIDER is made this 7th day of October, 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 Note to LaSalle Talman Bank FSB

(the "Lender") of the same date and covering the Property described in the Security Instrument and located at 2 East Lillian-Unit 2C, Arlington Heights, Illinois 60004

[PROPERTY ADDRESS]

The Property includes a unit in, together with an undivided interest in the common elements of, a condominium project known as: Country Club Condominium

[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 unit or of the common elements, or for any conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender. Such proceeds shall be applied by Lender to the sums secured by the Security Instrument as provided in Uniform Covenant 10.

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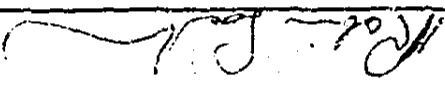
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Robin Sachs



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BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions contained in pages 1 and 2 of this Condominium Rider.

F. Rescission. If Borrower does not pay condominium dues and assessments when due, then Lender may pay them. Any amounts disbursed by Lender under this paragraph F shall become additional debt of Borrower secured by the Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest (or) the date of delinquency at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower, requesting payment.

(iv) any action which would have the effect of rendering the public liability insurance coverage maintained by the Owners Association unacceptible to Lender.

(v) any amendment to any provision of the Condominium Documents if the provision is for the express benefit of Lender;

(vi) termination of professional management and assumption of self-management of the Owners Association; or

(vii) the abandonment or termination of the Condominium Project, except for abandonment or termination required by law in the case of substantial destruction by fire or other casualty or in the case of a taking by eminent domain or eminent domain.

E. Lender's Prior Consent. Borrower shall not, except after notice to Lender and with Lender's prior written consent, either partition or subdivide the Property or consent to:

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