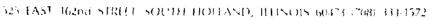
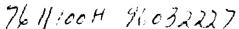
CHICAGO TITLE INSURANCE COMPANY





DOOD OF



. OEPT-11 TORRENS

\$23.00

- . T#0013 TRAN 8706 05/31/96 16:40:00
  - #5747 + CT \*-96-413937
  - COOK COUNTY RECORDER

96413937

THIS IS A CURTIFIED COPT OF THE INSTRUMENT RECORDED AS DOCUMENT NUMBER 94/190/12.

STATE OF ILLINOIS, COOK COUNTY SS:

1, THE UNDERSIGNED, A NOTARY PUBLIC IT AND COL SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT MAUTEEN YAND LAND COUNTY AND STATE, PERSONALLY KNOWN TO BE THE SAME PERSON(S) WHOSE NAME(S) 34C SUBSECTIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON, AND ACKNOWLEDGED THAT DAY SIGNED AND DELIVERED THE SAID INSTRUMENT AS 167 FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES THEREIN SET FORTH.

19 10

MY COMMISSION EXPRIES:

WERE AND STATE DAY OF MAY O

Lings Box 333

2300

Property or Coot County Clerk's Office

APE TITLE COMPANI

377 A. BUTTERPIELD RD'

662 FFR #3629066\THERESA H HCBAY\MX\COOK\TS CE/HDOC/HANG/HAFF/HATCH LOL/HARC/18T

#### RELEASE OF HOWTONGE

sy a certain mortgage dated January 22, 1986 and recorded January 22, 1988 as Document No. 3683152 is the Office of Ascorder of Deeds for COOK County, Illinois, HARRY J. PIECEYHERI, A WIGHER AND THEREER M. MCBAY, DIVINCED AND NOT STRUE REMARKIED executed a sortgage to COM MONTGAGE CO. as Mortgages the real property described as follows:

LC. MELVE (EXCEPT THE HORTH 14 FRET THEMSOF) ALL OF LOT THIRTEIN (13) The HORTH THREE (1 FRET OF LOT POTENTESS (14) IN BLOCK PIFTERN (15) IN BURNAMA, A SUBDEVISION OF THAT PARY LYING HORTH AND EAST OF 'S CALUMET RIVER OF SECTION 6, TOWNSHIP 36 HORTH, RANGE 15 EAST OF TAT THIRD PRINCIPAL HERIDIAN.

Property Add was: 14225 GREENEAY AVENUE , BUREHAN

Mo. 30-06-403-06 Permanent Tax 1.D.

Thereafter said mortgaga ous assigned to:

AMERICA'S HORTGAGE CON ANY A MARYLAND CORPORATION

DEPT-OI RECORDING

140000 TRAN 6561 02/16/74 10130100 48628 # #-94-150762 COOK COUNTY RECORDER

All the notes described in and secured by said mortgage have been poid in full.

Now, in consideration of the premiser the undersigned, as the legal owner and holder of the notes secured of said mortuage, a knowledge full payment and satisfaction theroof, and of the mortgage and hereby RELEASES AND PASCHARGES the same.

IN WITHESS WHEREOF, said Releasing party has caused its corporate sail to be hereto affixed, and has caused its name to be signed of these presents by its VICE PRESIDENT and atthated by its ASST. SECRETARY Pabruary 4, 19 4.

A MURTGAGE COMPANY PORMERLY FROMN 35

ROHALD GRAVETTE VICE PRESIDENT

ASST. BECRATARY

Christ. II 963784
MOTATY PUBLIC CRUTY
SAN DINGS CORRY
IN CORRESPONDED TO 1994

THIS DOCUMENT IS BEING RERECORDED

STATE OF CAUIFORNIA )

DEREGISTER FROM TORRENS.

I Recemby Cortally that RONALD T. URAVETTE and FRAM BURIAN, personally known to my and Aprile to me to be the VICE PRESIDENT and AVET, SECRETARY, respect vely of A MORTGATE COMPANY FORMERLY KNOWN AS AMERICA'S MORTGAGE COMPANY, a Corporation, organized and no existing under the laws of the State of Maryland, and as such officers succuted the toregoing instrument, this day permenally appeared before me and acknowledged to see that they exeruted said instrument as such officers in the name of and for and on behalf of the seld corporation freely and voluntarily for the uses and purposes therein expressed, and with full totherity to do so.

In Witness Whereut, I have hereunto set my hand and affixed my official seal February 4. 1994 MORE MICHECED

Westmoreland Service Inc. P.O. Box 2569

ta Jolla, Ca 92038-2569

trument Prepared By:

Proberty of Coof County Clark's Office

## 

### 7. OPTIONAL: OTHER PROVISIONS

the following year will be:

5. OPTIONAL.

6. OPTIONAL:

8.

Attach a separate sheet of this size for any other provision to be included in the Articles of Incorporation, e.g., authorizing preemptive rights, denying cumulative voting, regulating internal affairs, voting majority requirements, fixing a duration other than perpetual, etc.

## NAME(S) & ADDRESS(ES) OF INCORPORATOR(S)

(ii) I) is estimated that the gross amount of business that will be transacted from places of business in the State of Illinois during

The undersigned incorporator(s) hereby declare(s). under penalties of perjury, that the statements made in the foregoing Articles of Incorporation are true.

Dated	may 23		
1 -	Signature and Name	Address 1 600 S. Second Stree	:t
*, -	Signature Rhonda Hohimer	Straet Springfield, IL 62	704
2	Nype of Print Name)	City/Town State 600 S. Second Stree	<i>Zip Code</i> t
<b>4.</b> •	Signature Debra K. Giacomini	Stragt	704
3 .	(Type or Print Name)	City/Town State	Zip Code
J. 1	Signature	Street	•
-	(Type or Print Name)	City/Town State	Zip Code

(Signatures must be in **BLACK INK** on original document. Carbon copy, photocopy or rubber stamp signatures may only be used on conformed copies.)

NOTE: If a corporation acts as incorporator, the name of the corporation and the state of incorporation shall be shown and the execution shall be by its president or vice president and verified by him, and attested by its secretary or assistant secretary.

#### **FEE SCHEDULE**

- The initial franchise tax is assessed at the rate of 15/100 of 1 percent (\$1.50 per \$1,000) on the paid-in capital
  represented in this state, with a minimum of \$25.
- The filing fee is \$75.
- The minimum total due (franchise tax + filing fee) is \$100.

(Applies when the Consideration to be Received as set forth in Item 4 does not exceed \$16,667)

• The Department of Business Services in Springfield will provide assistance in calculating the total fees if necessary Illinois Secretary of State Springfield, IL 62756

Department of Business Services Telephone (217) 782-9522 or 782-9523

RECORDING DESKNI BOX 170

Property of Cook County Clerk's Office

- 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 mongage 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 insured 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 payments may no longer be required, at the option of Lender, if mortgage insurance coverage (in the amount and for the period that Lender requires) provided by an insurer approved by Lender again becomes available and is obtained. Borrower shall pay the premiums required to maintain mortgage insurance in effect, or to provide a loss reserve, until the requirement for mortgage insurance ends in accordance with any written agreement between Borrower and Lender or applicable law.
- 9. Inspection. Lender or its agent may make reasonable entries upon and inspections of the Property. Lender shall give Borrower notice at the time of or prior to an inspection specifying reasonable cause for the inspection.
- 10. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender.

In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. In the event of a partial taking of the Property in which the fair market value of the Property immediately before the taking is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the taking, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the taking, divided by (b) the lair market value of the Property immediately before the taking. Any balance shall be paid to Borrower. In the event of a partial taking of the Property in which the fair market value of the Property immediately before the taking is less than the amount of the sums secured immediately before the taking, unless Borrower and Lender otherwise agree in writing or unless applicable law otherwise provides, the proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due. If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemnor offers to make an award or settle a claim for lamages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the proceeds, at its option, either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due.

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

- 11. Borrower Not Released: Forbearance By Lender Not a Waiver. Emersion of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successors in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Dorrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of correctude the exercise of any right or remedy.
- 12. Successors and Assigns Bound; Joint and Several Liability; Co-signers. The coventals and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 18. Borrower's convenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, warrant, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without that Borrower's consent.
- 13. Loan Charges. If the loan secured by this Security Instrument is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge under the Note.

Illinois - Single Family - FNMA/FHLLMC UNIFORM INSTRUMENT - Page 4 of 1 LOI,-3005 (Rev. 02/14/96) Borrower's Initials :

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- 14. Notices. Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice 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 provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note are declared to be severable.
  - 16. Borrower's Copy. Borrower shall be given one conformed copy of the Note and of this Security Instrument.
- 17. Rehabilite don Loan Agreement. Borrower shall fulfill all of Berrower's obligations under any home rehabilitation, improvement, repair, or other loan agreement which Borrower enters into with lender. Lender, at lender's option, may require Borrower to execute and deliver to Lender, in a form acceptable to lender, an assignment of any right, claims or defenses which Borrower may have against parties who supply labor, materials or services in connection with improvements made to the Property.
- 18. 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 (0.1% 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.
- 19. 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 nefor 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 convenants or agreements: (c) pays all expenses incurred in enforcing this becurity 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 recured 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 report in the case of acceleration under paragraph 18.
- 20. 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.
- 21. 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.

Illinois - Single Family - FNMA/FHLLMC	UNIFORM INSTRUMENT - Page 5 of 7
LOL-3005 (Rev. 02/14/96)	UNIFORM INSTRUMENT - Page 5 of 7 Borrower's Initials:

Proberty of Coof County Clark's Office

As used in this paragraph 21, "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 21, "Environmental Law" means federal laws and laws of the jurisdiction where the Property is focated that relate to health, safety or environmental protection.

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

- 22. 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 18 unless applicable law provides otherwise). The place shall specify: (a) the default; (b) the action required to cure the default; (c) a date, 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 his 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, under 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 pursains the remedies provided in this paragraph 22, including, but not limited to, reasonable attorney's fees and costs of title evidence.
- 23. Assignment of Rents. Appointment of Receiver: Lender in Possession. As additional security hereunder, Borrower hereby assigns to Lender the rents of the Property, provided that Postower shall, prior to acceleration under paragraph 22 hereof or abandonment of the property, have the right to collect and retain such cents as they become due and payable.

Upon acceleration under paragraph 22 hereof or abandonment of the Property. Lender, in person, by agent or by judicially appointed receiver shall be entitled to enter upon, take possession of and to anage the Property and to collect the rents of the Property including those past due. All rents collected by Lender or the receiver shall be property and collection of rents, including, but not limited to, receiver's files, premiums on receiver's bonds and reasonable attorneys' fees, and then to the sums secured by this Mortgage. Lender and the receiver shall be liable to account only for those rents actually received.

- 24. 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.
  - 25. Waiver of Homestead. Borrower wavies all right of homestead exemption in the Property.
- 26. Statement of Obligation Fee. Lender may collect a fee not to exceed the maxin um amount permitted by law for furnishing written loan bulance or full prepayment information directly to or on the behalf of the Borrower.
- 27. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the convenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument.

  [Check applicable box(en)]

Adjustable Rate Rider Graduated Payment Rider Balloon Rider Fixed/Step Rate Rider	Condominium Rider Planned Unit Development Rider Rate Improvement Rider Assumability Rider	Prepayment Rider  1-4 Family Rider  Biweekly Payment Rider  Second Home Rider  Other (s) [Specify]
Illinois - Single Family - FNMA/FF	ILLMC UNIFORM INSTRUMENT - Page 6 of	7

Illinois - Single Family - FNMA/FHLLMC UNIFORM INSTRUMENT - Page 6 of LOL-3005 IL (Rev. 62/14/96)

Borrower's Initials:

4/11/96 10:55:35 LOS Version: 1.5.2

Property of Cook County Clerk's Office

·		
Moora! A. Khowas	(SEAL)	(SEAL)
NOORUL A. KHOWAJA	2	
^		
	(SEAL)	(SEAL)
.00		
(Spece Bei	low This Line Reserved For A	Acknowledgment)
State of Illinois DUPAGE	x°	
	County ss:	
I, BRIAN P. CAFFREY	, a Notary Public in a	nd for said county and state, do hereby cetify that
NOORUL A. KHOWAJA	4	₩≫ •
		<b>1</b> 3
	40	SS .
19. b		S,
in person, and acknowledged that signed and d	lelivered the said instrument as	foregoing instrument, appeared before me this day
the uses and purposes therein set forth.	~~k4	C.
Given under my hand and official seal, this	is alo day of Apr	1 4 1996 .
My Commission Continue 8-9-90		
My Commission Expires: 8-9-99		Notary Public
This instrument was propared by		
(Name) First Allience Credit Corporation		· · · · · · · · · · · · · · · · · · ·
(Address) Two Mid America Plaza Ste#71		OFFICIAL SEAL
		THE PROPERTY OF THE PROPERTY O
		Notary Public, State of minus My Commission Expires 8/9/99
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Property of Coot County Clert's Office

# 96913957

## **UNOFFICIAL COPY**

EXHIBIT 'A'

Loan Number: 01802599

## ADJUSTABLE RATE RIDER (6 Month LIBOR Index - Rate Caps)

THIS ADJUSTABLE RATE RIDER is made this 11th day of April , 1996, 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 dute given by the undersigned (the "Borrower") to secure Borrower's Adjustable Rate Note (the "Note") to

First Alliance Credit Corporation, A California Corporation

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

5301 W. MELROSE STREET, CHICAGO, IL 60/41

[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 on 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 1.490%. The Note provides for changes in the interest rate and the monthly payments, as follows:

#### 4. INTEREST RATE AND MONTHLY PAYMENT CHANGES

(A) Change Dates

The interest rate I will pay may change on the first day of January 1997, and on that day every 6th 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 average of interbank offered rates for six month United States dollar deposits in the London market based on quotations of major banks ("LIBOR"), as published in The Wall Street Journal. The most recent Index figure available as of the date 45 days before each Change Date is called the "Current Index."

(C) Calculation of Changes

Before each Change Date, the Note Holder will calculate my new interest rate by adding

Five and Five Hundred Fifty Thousandths percent ge points (5.550%) to the Current Index. The Note Holder will then round the result of this addition to the nearest one-eighth of one percentag 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 9.490% or less than 8.490%. Thereafter, my interest rate will never be increased or decreased on any single Change Date by more than one percentage point (1.0%) from the rate of interest I have been paying for the preceding six months. My interest rate will never be greater than 15.490% or less than 8.490%.

(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.

STREET, SQUARE,			نهد فهود في والتهديق والتهديق والتهامية والتهامية والتهامية والتهامية والتهامية والتهامية والتهامية	وجود والمستجوب والمستوات	
MULTISTATE	E ADJUSTABLE RATE RI	DER - Single Family	LIBOR INDEX FORM		Page 1 of 2
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TO 11. 12.17.	(Idea: (Arening) - Hillion	Politicad a minute :		·	

Property of Cook County Clerk's Office

Loan Number: 01802599

#### (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.

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

Uniform Coverant 18 of the Security Instrument is amended to read as follows:

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 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 transferee 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.

To the extent permitted by applicable law, I ender may charge a reasonable fee as a condition to Lender's consent to the loan assumption. Lender may also 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 valess Lender releases Borrower in writing.

If Lender exercises the option to require immediate paymen in full. Lender shall give Borrower notice of acceleration. 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 covenar in contained in this Adjustable Rate Rider.

	Clorts
MCOVAL A. KHOWAJA Date (Seal)	(Scal)
(Scal)	(Scal)

MULTISTATE ADJUSTABLE RATE RIDER - Single Family - LIBOR INDEX FORM LOL-ARR (Rev. 99/29/95) - Illinois

Page 2 of 2

Property of Coot County Clert's Office

EXHIBIT 'B'

Loan Number: 01802599

## ASSUMABILITY RIDER

THIS ASSUMABILITY RIDE	R is made this	1 i th	day of	April	,	1996	1
and is incorporated into and shall be	e deci <mark>ned</mark> to amend and	i supplemen	t the Mortgage,	Deed of Trust or	Security	Deed (the	"Security
Instrument") of the same date given t	by the undersigned (the	"Волгомет"	') to secure Born	rower's Note (the '	"Note") to	!	

#### First Alliance Credit Corporation

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

5.01 W. MELROSE STREET, CHICAGO, IL 60641 (Property Address)

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

#### TRANSFER OF THE PROPERTY OF A BENEFICIAL INTEREST IN BORROWER

Uniform Covenant 18 of the Securi. Instrument is amended to read as follows:

Transfer of the Property or a Lenelicial 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 consont. 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 ordin if: (a) Borrower causes to be submitted to Lender information required by Lender to evaluate the intended transferee 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.

To the extent permitted by applicable law, Lender may charge a crassinable fee as a condition to Lender's consent to the loan assumption. Lender may also 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 gove Borrower notice of acceleration. If Borrower fails to pay these sums price 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 Assumability Rider.	9533
Moorul A Khou 4 22 96  NOORUL A. KHOWAJA Date	Date
Date	Date

Property of Coot County Clert's Office

EXHIBIT 'C'

#### LEGAL DESCRIPTION

LOT 1 IN BLOCK 4 IN SZAJKOWSKI'S SUBDIVISION OF THE WEST 1/2 OF SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN CO. 40 IN COOK COUNTY, ILLITERS. OBJANOS COOK COUNTY CLOSELS OFFICE

PERMANENT TAX NUMBER: 13-21-329-020

Property of Cook County Clark's Office

96/17/557