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DEPT-01 RECORDING

\$35,50

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COOK COUNTY RECORDER

Prepared by: MONA EWANS RECORD & RETURN TO:

THE ADVANTAGY FINANCIAL CENTER, INC., D/B/A, THE FINANCIAL CENTER

1230 E. DIEHL POAD - SUITE 104

NAPERVILLE, ILLINOIS 60563

State of Illinois

MORTGAGE

FHA Case No.

131:8240788-734

Loan No. 352240-6

. The Mortgagor is

THIS MORTGAGE ("Security Informent") is given on April 2, 1996 DENNIS M. CONNELLY and JENNIFER L. CONNELLY, HUSBAND AND WIFE

("Borrower"). This Security Instrument is given to

THE ADVANTAGE FINANCIAL CENTER, INC., D/B/A, THE FINANCIAL CENTER

which is organized and existing under the laws of

THE STATE OF VISCONSIN

, and whose

1230 E. DIEHL ROAD - SUITE 104, NAPERVILLE. ILLINOIS 50563

(Lendan) Borrower owes Lender the principal sum of

Seventy Two Thousand Five Hundred Fifty and

Pours (U.S. \$

This debt is evidenced by Borrower's note dated the same date as this Security incrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on May 1, 2026

This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced unfer paragraph 6 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and approprie 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 County, Illinois! COOK

UNIT 4-10 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN SHIBUI SOUTH CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 93168945. IN SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

41579487 213

PIN 28-17-416-009-1046, VOL. 31

60452

which has the address of

15719 PEGGY LANE, UNIT 10 [Zip Code] ("Property Address"); OAK FOREST

[Street, City],

-4RIL) 195051

Illinois

FHA Dinois Mortgage - 5/95

MORTGAGE FORMS - 15001621-7291



". triogorq" and as the mannial virtuoes suit at ot bernelet part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the Inregoing is appurtenances, reate, royaities, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, rights,

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

I. Payment of Principal, Interest and Late Charge. Borrower shall pay when due the principal of, and interest on, the

debt evidenced by the Mote and late charges due under the Mote.

monthly charge by the Secretary. It is items are called "Escrow items" and the sums paid to Lender are called "Escrow Funds." this Security Instrument is held by the Secretary, in a reasonable amount to be determined by the Secretary. Except for the insurance premium to be raid by Lender to the Secretary, or (ii) a monthly charge instead of a mortgage insurance premium if Leader still held the Sourity Instrument, each monthly payment shall also include either: (i) a sum for the annual mortgage Secretary of Housing and Urban Development ("Secretary"), or in any year in which such premium would have been required if insurance required under paragraph 4. In any year in which the Lender must pay a mortgage insurance premium to the levied or to be levied against the Property, (b) leaschold payments or ground rents on the Property, and (c) premiums for together with the principal and interest as set forth in the Note and any late charges, a sum for (a) taxes and special assessments 2. Monthly Payment of Taxes, Insurance and Other Charges. Borrower shall include in each monthly payment,

the Borrower's payments are available in the account way not be based on amounts due for the mortgage insurance premium. ("RESPA"), except that the custion or reserve permitted by RESPA for unanticipated disbursements or disbursements before U.S.C. Section 2601 at seq. and implementing regulations, 24 CFR Part 3500, as they may be amended from time to time amount that may be required for Bornewer's escrow account under the Real Estate Settlement Procedures Act of 1974, 12 Leader may, at any time, collect and hold amounts for Escrow Items in an aggregate amount not to exceed the maximum

Escrow Items when due, Lender may notify the Borrower and require Borrower to make up the shortage or deficiency as with the excess funds as required by RESPA. If the amounts of funds held by Lender at any time are not sufficient to pay the If the amounts held by Lender for Escrow Items everal the amounts permitted to be held by RESPA, Lender shall deal

permitted by RESPA.

items (a), (b), and (c). Property or its acquisition by Lender, Borrower's account shall be credited with any balance remaining for all installments for Secretary, and Leader shall promptly refund any excess funds to Borrower. Immediately prior to a foreclosure sale of the items (a), (b), and (c) and any mortgage insurance premium installment that Lander has not become obligated to pay to the to Lender the full payment of all such sums, Borrower's account shall be emaited with the balance remaining for all installment The Escrow Funds are pledged as additional security for all sums secure, by this Security Instrument. If Borrower tenders

3. Application of Payments. All payments under paragraphs I and 2 shall be applied by Leader as follows:

instead of the morthly mortgage insurance premium; First, to the mortgage insurance premium to be paid by Lender to the Secretary or to the monthly charge by the Secretary

Second, to any taxes, special assessments, lessebold payments or ground rents, and fire, flood and other hazard insurance

Carlot Ving St.

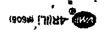
premiums, as required;

Third, to interest due under the Note;

Fourth, to amortization of the principal of the Note;

Fifth, to late charges due under the Note.





referred to in paragraph 2, or change the amount of such payments. Any excess proceeds over an amount required to pay all outstanding indebtedness under the Note and this Security Instrument shall be paid to the entity legally entitled thereto.

- 8. Fees. Lender may collect fees and charges authorized by the Secretary.
- 9. Grounds for Acceleration of Debt.
 - (a) Default. Lender may, except as limited by regulations issued by the Secretary in the case of payment defaults, require immediate payment in full of all sums secured by this Security Instrument if:

(i) Borrower defaults by failing to pay in full any monthly payment required by this Security Instrument prior to or

on the due date of the next monthly payment, or

- (ii) Borrower defaults by failing, for a period of thirty days, to perform any other obligations contained in this Security Instrument.
- (b) Sale Victoriat Credit Approval. Lander shall, if permitted by applicable law and with the prior approval of the Secretary, require immediate payment in full of all sums secured by this Security Instrument if:

(i) All or part of the Property, or a beneficial interest in a trust owning all or part of the Property, is sold or

otherwise transferred (other than by devise or descent) by the Borrower, and

- (ii) The Property is not occupied by the purchaser or grantee as his or her principal residence, or the purchaser or grantee does so occupy the Property but his or her credit has not been approved in accordance with the requirements of the Secretary.
- (c) No Waiver. If circumstances occur that would permit Lender to require immediate payment in full, but Lender does not require such payments, Lender do a net waive its rights with respect to subsequent events.
- (d) Regulations of HUD Secretary. In many circumstances regulations issued by the Secretary will limit Lender's rights in the case of payment defaults to require immediate payment in full and foreclose if not paid. This Security Instrument does not authorize acceleration or forecle sure if not permitted by regulations of the Secretary.
- (e) Mortgage Not Insured. Borrower agrees that should this Security Instrument and the Note secured thereby not be eligible for insurance under the National Housing Act within 50 days from the date hereof, Lender may, at its option and notwithstanding anything in paragraph 9, require immediate payment in full of all sums secured by this Security Instrument. A written statement of any authorized agent of the Secretary dated subsequent to 60 days from the date hereof, declining to insure this Security Instrument and the Note secured thereby, shall be deemed conclusive proof of such ineligibility. Notwithstanding the foregoing, this option may not be exercised by Lender when the unavailability of insurance is solely due to Lender's failure to remit a mortgage insurance premium to the Secretary.
- 10. Reinstatement. Borrower has a right to be reinstated if Lender has required immediate payment in full because of Borrower's failure to pay an amount due under the Note or this Security Instrument. This right applies even after foreclosure proceedings are instituted. To reinstate the Security Instrument, Borrower shall tender in a lump sun all amounts required to bring Borrower's account current including, to the extent they are obligations of Borrower unue. this Security Instrument, foreclosure costs and reasonable and customary attorneys' fees and expenses properly associated with the foreclosure proceeding. Upon reinstatement by Borrower, this Security Instrument and the obligations that it secures whall remain in effect as if Lender had not required immediate payment in full. However, Lender is not required to permit reinstatement if: (i) Lender has accepted reinstatement after the commencement of foreclosure proceedings within two years immediately preceding the commencement of a current foreclosure proceeding, (ii) reinstatement will preclude foreclosure on different grounds in the future, or (iii) reinstatement will adversely affect the priority of the lien created by this Security Instrument.
- 11. Borrower Not Released; Forhearance By Lender Not a Waiver. Extension of the time of 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 successor 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 Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

Irestate: 11/QL

Instrument, Lender shall apply such proceeds to the reduction of the indebtedness under the Mote and this Scurity instrument, application of the proceeds to the principal shall not extend or postpone the due date of the north, which are shall be paid to Linder to the extent of the full amount of the indebtedness that remains unpaid under the Note and this Security Instrument, any delinquent amounts applied in the order provided in paragraph 3, and then to present order principal. Any shall be paid to Lender taking of any part of the Property. Or for conveyance in place of condemnation, are hereby assigned and instrument. Lender shall apply such proceeds to the reduction of the indebtedness that remains unpaid under the Note and this Security Instrument, in the Note and this Security Instrument, inclinated and the Security Instrument, inclinated and the Security Instrument, instr Sourcementary. The proceeds of any award or claim for damages, direct or consequential, in connection with any appearance in place of consequential, in connection with any and to Leader to the extent of the full amount of the indebtedness that remains unpaid under the Note and this Security. Accommensary of the proceeds of any award or claim for damages, direct or consequential, in connection with any and conveyance in place of condemnation, are hereby argined and any part of the propenty, or for conveyance in place of condemnation, are hereby argined and

this Security Instrument. These amounts shall bear under this paragraph shall become an additional debt of Borrower and newable, an interest from the date of disbursement, at the Note rate, and at the option of price of the option of the op

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Any amounts disbursed by Lender this paragraph shall become an additional debt of Borrower and be secured by Increase the disbursement, at the Moto rate, and at the option of by the option of the Moto rate, and at the option of the option of the state of the Moto rate, and at the option of the state of and pay whatsver is necessary to protect the value of the property and Lender's rights in the Property, including payment of the property and Lender's rights in the Property, including payment of and have whatever is necessary to protect the value of the Property and Lender's rights in the Property, including payment of and sgreenests contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights of the property (such as a proceeding in bankruptey, for condemnation or to enforce laws or regulations), then Lender's rights

If Borrower fails to make these payments or the payments required by paragraph 2, or fails to perform any other covenance in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights directly to the early which is owed the payment. If failure to pay would adversely affect Lender's rousest Borrower shall bromotive furnish to Lender receints evidencing these navinents.

Lender's rousest Borrower shall bromotive furnish to Lender receints evidencing these navinents.

Horrower and the payment of the payment in the property of the payment of the property of the property of the property of the payment of the property of the payment of the property of the payment of the pay municipal charges, fines and impositions that are not included in paragraph 2, Borrower and Protection of Lender's Rights in the Property. Borrower actual pay all governmental or canity which is owed the payment. If failure to pay would adversely affect Lender's in the Property, upon included in paragraph 2, Borrower actual pay all governmental or included in paragraph 2, Borrower actual pay all governmental or pay would adversely affect Lender's in the Property, upon underly to the courty which is owed me payment, it tailing to payment and to Lender receipts evidencing these payments, and the evidencing these payments.

6. Charges to Borrower and Protection of Lender's Rights in the Property. Borrower said Protection of Lender's Rights in the Property. Borrower said in the Property and included in naragnesh 2. Borrower scall pay all governmental or time Borrower acquires fee title to the Property, the leasehold, borrower and miles Lender agrees to the merger in principal residence. If this Security Instrument is on a leasehold, bourse steps comply with the provisions of the Property as a morred unless Lender agrees to the merger in principal residence. If this Security Instrument is on a leasehold, Bortwer shall comply with the provisions of the Property as a Property, Bonower shall also be in default if Bonower, during the loan application process, gave materially false or instending, but not limited to, representation concerning Bonower's occupancy of the property as a property, Borrower shall also be in default. Lender may like reasonable action to protect and preserve such vacant or abandoned or statements to Lender (or failed to provide Lender with any material information) in connection with the long. aband-suced of the loan is in default. Lender may inspect the Property if the Property is vacant of a default if Borrower dial also be in default if Borrower dial also be in default if Borrower dial and preserve and preserve make instead of abandoned of the property is abandoned of the property in the Property is vacant of a default if Borrower dial also be in default if Borrower dial and preserve and preserve and preserve and preserve of the property is paradoned of the property in the property is paradoned of the property in the property in the property is paradoned of the property in the property in the property is paradoned of the property in the property in the property is paradoned by the property in th the Property to deteriorate, nortower shall no commit waste or desiroy, damage or substantially change the Property if the Property if the Property is a vacant or allowed. or imiess extensions circumstances. Borrower shall no commit waste or desiroy, damage or substantially change the Property to desirorate, reasonable we and ear excepted, Lender may inspect the Property if the Property is vacant or allow. one year after the date of occupantly unless me Socretary determines this requirement wall cause undue hardainp for beyond florrower's control. Borrower shall no commit waste or destroy, damage or substantially change the property or allow. one year after the date of occuper. Indicate the Societary determines this requirement will cause undue hardably for Borrower's principal residence for at least unless extenuating diremnstances. This is the period of the control of the period of the peri the execution of this Security instrument and shall continue to occupy as borrower's principal residence within any days after a property as borrower's principal residence within a least the date of occuparing the Societary determines this requirement will cause undue hardanin for Borrower.

Leastholds. Bottow a stall occupy, establish, and use the Property as Bottower's principal residence within sixty days after the Property as Bottower's principal residence within sixty days after the Property as Bottower's principal residence within sixty days after the property as Bottower's principal residence within sixty days after the property as Bottower's principal residence within sixty days after the property as Bottower's principal residence for at least S. Occupanty, preservation, Maintenance and Protection of the Property, Borrower's Loan Application; and use the Property as Borrower's principal residence within sixty days affort. indebtedness, all right, title and interest of Borrower in and to insurance policies in force shall pass to the purchaser. In the event of foreolosure of this Security Instrument or other transfer of title to the property that aximguishes the and interest of Borrower in and to insurance policies in force shall nase to the interested to the property that aximguishes the

nonthly payments which are referred to in paragraph 2, or change the amount of such payments. Any excess insurance proceeds entity leastly entitled thereto.

The paragraph is a substantial payment of such payments. Any excess insurance proceeds entity learning the paid to the payments are paragraphs. or the demaged. Property. Any application of the proceeds to the principal shall not extend or postpone the date of the proceeds to the principal shall not extend or postpone the date of the amount required to may all outstanding indebtedness under the Note and this Security Instrument shall be paid to the delucquent amounts applied in the order in paragraph 3, and then to prepayment of principal, or (b) to the rectoration of the proceeds to the principal shall not extend or position of repair or or change the amount of such payments which are referred to in paragraph 2, or change the amount of such payments, have excess insurance proceeds in the discount of the process insurance proceeds. deinquent amounts applied in the order in paragraph 3, and then to prepayment of principal, or (b) to the reduction of the indebtedness under the Note and this Security instrument, first to any the demander property. Any application of the proceeds to the principal shall not extend or postnone the due date of the directly to Lender, instead of to Borrower and to Lender jointly. All or any part of the insurance proceeds may be applied by delincutant amounts applied in the order in paragraph 3, and then to prepare the Mois and this Security Instrument, first to any or principal, or (b) to the rectoration or renair to any part of the insurance proceeds may be applied by the instrument of principal, or (b) to the rectoration or renair to any part of the rectoration or renair to any part of the rectoration or renair or the rectoration or renair promptly by Borrower, itselfs insurance company concerned is Pereby suffortised and directed to make payment for such loss Lender, instead of to Borrower and to Lender jointly. All or any part of the insurance proceeds may be applied by a continuous, either (a) to the reduction of the indebtedness under the Note and this Security Instrument. Itself by In the event of loss, Borrower shall give Lender immediate notice by mail, Lender may make proof of loss if not made directly to Lender, instead of to Borrower and to Lender iointly. All or any nart of the insurance proceeds may be anothed by

In the event of loss, Borrower shall give Lender immediate notice by mail. Lender may make proof of loss if not made is hereby authorized and directed to make provinced for such loss. renewals shall be held by Lender and shall include loss payable clauses in favor of, and in a form acceptable to, Lender. The manrance policies and in a form acceptable to, Lender. required by the Secretary. All insurance shall be carried with companies approved by Leader, against lose by floods to the extent shall be held by Leader and shall include loss payable clauses in favor of, and in a form accentable to. Leader and any manages and any leader, The insurance policies and any manages and any leader. insure all improvements on the Property, whether now in existence or subsequently enected, against lose by floods to the extent of the pences of the Secretary. All insurance shall be carried with companies approved by Lender. The insurance policies and any lender in the insurance policies and any lender. The insurance policies and any lender. insure all improvements on the property, whether now in existence or subsequently erected, against loss by floods to the ckient ace. This insurance shall be maintained in the amounts and for the periods that Lender requires. Borrower shall also animon where the Property, whether the property, whether now vincent animon property, whether now in a principle on the property, whether now have animon part on the property and an animon part on the property whether t

- 12. Successors and Assigns Bound; Joint and Several Liability; Co-Signers. The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 9.b. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without that Borrower's consent.
- 13. 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 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.
- 14. 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.
 - 15. Borrower's Copy. Borrower (na) be given one conformed copy of this Security Instrument.
- 16. Assignment of Rents. Borrower u conditionally assigns and transfers to Lender all the rents and revenues of the Property. Borrower authorizes Lender or Lender's agents to collect the rents and revenues and hereby directs each tenant of the Property to pay the rents to Lender or Lender's agents. However, prior to Lender's notice to Borrower's breach of any covenant or agreement in the Security Instrument, Larower shall collect and receive all rents and revenues of the Property as trustee for the benefit of Lender and Borrower. This pusing ment of rents constitutes an absolute assignment and not an assignment for additional security only.

If Lender gives notice of breach to Borrower: (a) all rents received by Borrower shall be held by Borrower as trustee for benefit of Lender only, to be applied to the sums secured by the Security Estrument; (b) Lender shall be entitled to collect and receive all of the rents of the Property; and (c) each tenant of the Property shall pay all rents due and unpaid to Lender or Lender's agent on Lender's written deciand to the tenant.

Borrower has not executed any prior assignment of the rents and has not and will not perform any act that would prevent Lender from exercising its rights under this paragraph 16.

Lender shall not be required to enter upon, take control of or maintain the Property beile e or after giving notice of breach to Borrower. However, Lender or a judicially appointed receiver may do so at any time there is a breach. Any application of rents shall not cure or waive any default or invalidate any other right or remedy of Lender. This casi ament of rents of the Property shall terminate when the debt secured by the Security Instrument is paid in full.

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

- 17. Foreclosure Procedure. If Lender requires immediate payment in full under paragraph 9, Lender 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 17, including, but not limited to, reasonable attorneys' fees and costs of title evidence.
- 18. 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.
 - 19. Waiver of Homestead. Borrower waives all right of homestead exemption in the Property.

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	Sious salidas lioissimilas de la salida de l
	My Commission Expires:
	subscribed to the foregoing instrument, appeared before me this dayin person, and acknowledged that THEY signed and delivered the said instrument as THEIR free and voluntary art, for the faces and raposes therein set forth. Given under my hand and official seat, this 2nd and 10 years and 10 years.
	STATE OF ILLINOIS, I, Chart Metal Dennity and state do hereby certify that Dennity and state do hereby certify that Dennity are state do hereby certify.
	-Borrower
	(Seal)
	JENNIEER L. CONNELLY BOTTOWER (Seal)
	DENNIS W. CONNEILY -Rondwer
	Witnessee:
	BY SIGNING BELOW, is nower accepts and agrees to the terms contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.
96.256710	and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument. [Check applicable box(es)]
316.2	20. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants of each such rider shall be incorporated into and shall amend and supplement the covenants.
;	
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PHA Case No.

131:8240788-734

Loan #352240~6

CONDOMINIUM RIDER

THIS CONDOMINIUM RIDER is made this 2nd day of April and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed ("Se daity Instrument") of the same date given by the undersigned ("Borrower") to secure Borrower's Note to

THE FINANCIAL CENTER

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

15719 PEGGY LANE, UNIT 10 OAK FOREST, ILLINOIS
[Property Address] 60452

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

SHIBUI SOUTH CONDOMINIUM

Now of Condominium Project]

("Condominium Project"). If the owners association or other entity which acts for the Condominium Project ("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 UV ders Association and the uses, proceeds and benefits of Borrower's interest.

CONDOMINIUM COVENANTS. In addition to tive o venants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree of follows:

- A. So long as the Owners Association maintains, with a generally accorded insurance carrier, a "master" or "blanket" policy insuring all property subject to the conforminium documents, including all improvements now existing or hereafter erected on the Property, and such policy is satisfactory to Lender and provides insurance coverage in the amounts, for the periodic and against the hazards Lender requires, including fire and other hazards included within the term, "extended coverage," and loss by flood, to the extent required by the Secretary, then: (i) Lender waives the provision in Paragraph 2 of this Security Instrument for the monthly payment to Lender of June-twelfth of the yearly premium installments for hazard insurance on the Property, and (ii) Boxrower's obligation under Paragraph 4 of this Security Instrument 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 and of any loss occurring from a hazard. 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 condominium unit or to the common elements, any proceeds payable to Borrower are hereby assigned and shall be paid to Lender for application to the sums secured by this Security Instrument, with any excess paid to the entity legally entitled thereto.
- B. Borrower promises to pay Borrower's allocated share of the common expenses or assessments and charges imposed by the Owners Association, as provided in the condominium documents.

FHA Multistate Condominium Rider - 2/91

VMP MORTGAGE FORMS - (\$13)293-8100 - (\$00)621-7291

-5**86** (9105).02

Page 2 of 3

20'Co (8 103)'US

C. If Borrower does not pay condominium dues and assessments when due, then Lender may pay them.
Any amounts disbursed by Lender under this paragraph C 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 at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.
BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions contained in this this condominium Rider.

Stopeny of County Clerk Borrower Borrower. (iso2) (lse2) -Bottower (Seal)