FIDELITY FEDERAL SAVINGS BANK 5455 W. BELMONT AVE. CHICAGO, IL 60641

ATTN: LCAN Closing Department

2-006379-9

Jane Lohrmann. This instrument was prepared by: 5455 W. BELMONT AVE. CHICAGO. IL 60641

MULTIFAMILY MORTGAGE. ASSIGNMENT OF RENTS AND SECURITY AGREEMENT (Security for Construction Loan Agreement)

THIS MORTGAGE (here in "Instrument") is made this . ########## day of
1992. between the Mortgagor Granter James R. Jedynak and Wendy A. Jedynak his wife,
whose address is
THE UNITED STATES OF AMERICA, whose address is
5455 W. BELMONT AVE. CHICAGO, IL 60661. (herein "Lender")
WHEREAS, Borrower is indebted to Lender in the principal sum of
TWO HUNDRED SEVENTY ONE THOUSAND 6 00/100 Do'lars, which indebtedness is evidenced by Borrower's note dated October 15, 2027 (herein "Note"), providing for
monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and
payable on November 1, 2027
TO SECURE TO LENDER (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, and all renewals, extensions and modifications thereof; (b) the repayment of any future advances, with interest thereon.
made by Lender to Borrower pursuant to paragraph 30 hereof (berein "Future Advances"); (c) the performance of
the covenants and agreements of Borrower contained in a Construction Loan Agreement between Lender and
Borrower dated
of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Instrument; and (e) the performance of the covenants and agreements of Borrower herein contained, Borrower does hereby
mortgage, grant, convey and assign to Lender the following described property located in
Cook County State of Illinois:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Tax Index No: 02-12-200-029-0000

Property Address: 1392 Ports O'Call Palatine Illingis 60067 ILLINOIS-Multifamily-1/77-FNMA/FHLMC Uniform Instrument

C966 (page 1 of 8 pages)

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and streets abetting the property, and all easements, ights, a parte takes, rents my a lies, mineral, sil and procedured profits, water, water rights, water stock appurement to the property, and all streams, machinery, equipment engines, boilers, incinerators, building materials, appliances and good every nature whatsoever now or hereafter located in, or on, or used, or intended to be used in connection with the property, including, but not limited those for the purposes of supplying or distributing heating, cooling, electricity gas, water, air and light, and all elevators, and related machinery equipment, fire prevention and extinguishing apparatus, security and access control apparatus, plumbing, bath tubs, water heaters, water closets, sinks, rangelows, refrigerators, dishwashers, disposals, washers, dryers, awnings, storm windows, storm doors, screens, blinds, shades, curtains and curtain rods, mirr				
cabinets, panelling, rugs, attached floor coverings, furniture, pictures, antennas, trees and plants, and	•••			
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to be and remain a part of the real property covered by this Instrument, and all of the foregoing, together with said property (or the leasehold estate in the event this Instrument is on a leasehold) are herein referred to as the "Property"	he			
Borrower covenants that Borrower is lawfully seised of the astate hereby conveyed and has the right to mortgage, grant, convey and assign the Proper				
tand, if this fostrument is on a leasehold, that the ground lease is in full force and effect without medification excent as noted above and without defau	ult			

Borrower covenants that Borrower is lamfully seised of the estate hereby conveyed and has the right to mortgage, grant, convey and assign the Property (and, if this Instrument is on a leasehold, that the ground lease is in full force and effect without modification except as noted above and without default on the part of either lessor or lessee thereunder), that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any easements and restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

Uniform Covenants. Bostower and Lender covenant and agree as follows

- 1. PAYMENT OF FRINCIPAL AND INTEREST. Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, any prepay acust and late charges provided in the Note and all other sums secured by this Instrument.
- 2. FUNDS FOR TAXES, \$1.52. PANCE AND OTHER CHARGES. Subject to applicable law or to a written waiver by Lender. Borrower shall pay to Lender on the day monthly installarities of principal or interest are payable under the Note (or on another day designated in writing by Lender), until the Note is paid in full, a sum (herein "Fusion") equal to one-twelfth of (a) the yearly water and senior rates and taxes and assessments which may be levied on the Property, (b) the yearly ground reads, in eng., (c) the yearly premium installarities for fire and other hazard insurance, rent loss insurance and such other insurance covering the Property as Lender 1922 require pursuant to paragraph 5 hereof, (d) the yearly premium installarities for mortgage insurance, if any, and (e) if this instrument is on a leasehold, the yearly fixed rents, if any, under the ground lease, all as reasonably estimated initially and from time to time by Lender on the basis of assessments and bills *** (**stonable estimates thereof. Any waiver by Lender of a requirement that Borrower pay such Funds may be revoked by Lender, in Lender's sole discretion, **** type time upon notice in writing to Borrower. Lender may require Borrower or the Property which Lender thall reasonably deem necessary to protect Lender's interests flerom "Other Impositions"). Unless otherwise provided by applicable law, Lender may require Funds for Other Impositions to be paid by Borrower in a lunique or in periodic installments, at Lender's option.

The Funds shall be held in an institution(s) the deposits or accounts of which are insured or guaranteed by a Federal or state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay said rates, ands, taxes, assessments, insurance premiums and Other Impositions so long as Borrower is not in breach of any covenant or agreement of Borrower as this instrument. Lender shall make no charge for so holding and applying the Funds, analyzing said account or for verifying and complising said assessment; and bills, unless I ender pays Borrower interest, earnings or profits on the Funds and applicable law permits Lender to make such a charge. Borrower and tenter may agree in writing at the time of execution of this Instrument that interest on the Funds shall be paid to Borrower, and unless such agreement is made to pipitable law requires interest, earnings or profits to be paid. Lender shall not be required to pay Borrower any interest, earnings or profits on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds in Lender's normal format showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the sums secured by this Instrument.

If the amount of the Funds held by Lender at the time of the annual accounting thereof shall exceed the amount deemed necessary by Lender to provide for the payment of water and sewer rates, taxes, assessments, insurance premiums, rents and Other Impositions as they fall due, such excess shall be credited to borrower on the next monthly installment or installments of Funds due. If at any time the amount of the rends held by Lender shall be less than the amount deemed necessary by Lender to pay water and sewer rates, taxes, assessments, insurance premiums, x, w s and Other Impositions, as they fall due, Borrower shall pay to Lender any amount necessary to make up the deficiency within theirly days after notice from Lender to Borrower requesting payment thereof

Upon Borrower's breach of any covenant or agreement of Borrower in this Instrument, Lender may apply, in any another sed in any order as Lender shall determine in Lender's sole discretion, any Funds held by Lender at the time of application (i) to pay rates, rents, taxes, asserting its insurance premiums and Other Impositions which are now or will hereafter become due, or (ii) as a credit against sums secured by this Instrument. Upon comment in full of all sums secured by this Instrument, Lender shall promptly refund to Borrower any Funds held by Lender

- 3. APPLICATION OF PAYMENTS. Unless applicable law provides otherwise, all payments received by Lender from Borrower under the Note or this Instrument shall be applied by Lender in the following order of priority. (i) amounts payable to Lender by Borrower under paragraph 2 hereof, (ii) interest payable on the Note, (iii) principal of the Note, (iv) interest payable on advances made pursuant to paragraph 8 hereof, (vi) interest payable on any Future Advance, provided that if more than one Future Advance is outstanding, Lender may apply payments received among the amounts of interest payable on the Future Advances in such order as Lender, in Lender's sole discretion, may determine, (vii) principal of any Future Advance, provided that if more than one Future Advance is outstanding. Lender may apply payments received among the principal balances of the Future Advances in such order as Lender, in Lender's sole discretion, may determine, and (viii) any other sums secured by this Instrument in such order as Lender, at Lender's option, may determine, provided, however, that I ender may, at Lender's option, apply any sums payable pursuant to paragraph 8 hereof prior to interest on and principal of the Note, but such application shall not otherwise affect the order of priority of application specified in this paragraph 3.
- 4. CHARGES; LIENS. Borrower shall pay all water and sewer rates, tents, taxes, assessments, premiums, and Other Impositions attributable to the Property at Lender's option in the manner provided under paragraph 2 hereof or, if not paid in such manner, by Borrower making payment, when due, directly to the payee thereof, or in such other manner as Lender may designate in writing. Borrower shall promptly furnish to Lender all notices of amounts due under this paragraph 4, and in the event Borrower shall make payment directly. Borrower shall promptly furnish to Lender receipts evidencing such payments. Borrower shall promptly discharge any tien which has, or may have, priority over or equality with, the lien of this instrument, and Borrower shall pay, when due, the claims of all persons supplying labor or materials to or in connection with the Property. Without Lender's prior written permission, Borrower shall not allow any lien inferior to this Instrument to be perfected against the Property.



5. HAZARD INSURANCE. Be rower that teep the improvements now existing or here fler erected of the Proverty insured by carriers at all times satisfactory to Lender against loss by the has not included within the error extend decoverage, principles and such other hazards, casualties, liabilities and contingencies as Lender (and, if this Instrument is on a leasehold, the ground lease) shall require and in such amounts and for such periods as Lender shall require. All premiums on insurance policies shall be paid, at Lender's option, in the manner provided under paragraph 2 hereof, or by Borrower making payment, when due, directly to the carrier, or in such other manner as Lender may designate in writing.

All insurance policies and renewals thereof shall be in a form acceptable to Lender and shall include a standard mortgage clause in favor of and in form acceptable to Lender. Lender shall have the right to hold the policies, and Borrower shall promptly furnish to Lender all renewal notices and all receipts of paid premiums. At least thirty days prior to the expiration date of a policy, Borrower shall deliver to Lender a renewal policy in form satisfactory to Lender. If this Instrument is on a leasehold, Borrower shall furnish Lender a duplicate of all policies, renewal notices, renewal policies and receipts of paid premiums if, by virtue of the ground lease, the originals thereof may not be supplied by Borrower to Lender.

In the event of loss. Borrower shall give immediate written notice to the insurance carrier and to Lender. Borrower hereby authorizes and empowers Lender as attorney-in-fact for Borrower to make proof of loss, to adjust and compromise any claim under insurance policies, to appear in and prosecute any action arising from such insurance policies, to collect and receive insurance proceeds, and to deduct therefrom Lender's expenses incurred in the collection of such proceeds; provided however, that nothing contained in this paragraph 5 shall require Lender to incur any expense or take any action hereunder. Borrower further authorizes Lender, at Lender's option, (a) to hold the balance of such proceeds to be used to reimburse Borrower for the cost of reconstruction or repair of the Property or (b) to apply the balance of such proceeds to the payment of the sums secured by this Instrument, whether or not then due, in the order of application set forth in paragraph 3 hereof (subject however, to the rights of the lessor under the ground lease if this Instrument is on a leasehold).

If the insurance proceeds are neld by Lender to reimburse Borrower for the cost of restoration and repair of the Property, the Property shall be restored at the equivalent of its original condition or such other condition as Lender may approve in writing Lender may, at Lender's option, condition disbursement of said proceeds on Lender's approval of such plans and specifications of an architect satisfactory to Lender, contractor's cost estimates, architect's certificates, waivers of lient, sworn statements of mechanics and materialmen and such other evidence of costs, percentage completion of construction, application of payments, and sufficient of liens as Lender may reasonably require. If the insurance proceeds are applied to the payment of the sums secured by this Instrument, any such application of proceeds to principal shall not extend or postpone the due dates of the monthly installments referred to in paragraphs. I and 2 hereof or change the amounts of such installments. If the Property is sold pursuant to paragraph 27 hereof or if Lender acquires title to the Property, Lender shall have all of the right, title and interest or Borrower in and to any insurance policies and uncarned premiums thereon and in and to the proceeds resulting from any damage to the Property prior to such sale or acquisition.

6. PRESERVATION AND MAINTENANCE OF PROPERTY: LEASEHOLDS. Borrower (a) shall not commit waste or permit impairment or deterioration of the Property, (b) shall not abandom or Property, (c) shall restore or repair promptly and in a good and workmanlike manner all or any part of the Property to the equivalent of its original condition. In such other condition as Lender may approve in writing, in the event of any damage, injury or loss thereto, whether or not insurance proceeds are available to cover in whole or in part the costs of such restoration or repair, (d) shall keep the Property, including improvements, fixtures, equipment, machinery and appliances on the Property when necessary to keep such items of good repair, (e) shall comply with all laws, ordinances, regulations and requirements of any governmental body applicable to the Property, (f) shall provide for professional management of the Property by a residential rental property manager satisfactory to Lender pursuant to a contract approved by Lender in writing, unless such requirement shall be waived by Lender in writing, (g) shall generally operate and maintain the Property in a manner to ensure maximum rentalr, and (h) shall give notice in writing to Lender of and, unless otherwise directed in writing by Lender, appear in and defend any action or proceeding purposting to alter any improvement now existing or hereafter erected on the Property or any fixture, equipment, machinery or appliance in or on the Property et cor/, when incident to the replacement of fixtures, equipment, machinery and appliances with items of like kind.

If this Instrument is on a leasehold, Borrower (i) shall comply with the provisions of the fround lease, (ii) shall give immediate written notice to Lender of any default by lessor under the ground lease or of any notice received by Borrower from such lessor of any default under the ground lease by Borrower, (iii) shall exercise any option to renew or extend the ground lease and give written confirmation their of to Lender within thirty days after such option becomes exercisable, (iv) shall give immediate written notice to Lender of the commencement of any transitial proceedings under the ground lease by any party thereto and, if required by Lender, shall permit Lender as Borrower's attorney-in-fact to control and act for Borrower in any such remedial proceedings and (v) shall within thirty days after request by Lender obtain from the lessor under the ground lease and dener in Lender the lessor's estopped certificate required thereunder, if any Borrower hereby expressly transfers and assigns to Lender the benefit of all converns contained in the ground lease, whether or not such covenants run with the land, but Lender shall nave no liability with respect to such covenants nor any other covenants contained in the ground lease

Borrower shall not surrender the leasehold estate and interests herein conveyed nor terminate or cancel the ground lease ore ling said estate and interests, and Borrower shall not, without the express written consent of Lender, after or amend said ground lease. Borrower coverants and gives that there shall not be a merger of the ground lease, or of the leasehold estate created thereby, with the fee estate covered by the ground lease by reason of said leasehold estate or said see estate, or any part of either, coming into common ownership, unless Lender shall consent in writing to such merger, it Borrower shall acquire such fee estate, then this Instrument shall simultaneously and without further action be spread to as to become a lien on such fee estate.

- 7. USE OF PROPERTY. Unless required by applicable law or unless Lender has otherwise agreed in writing. Borrower shall not allow changes in the use for which all or any part of the Property was intended at the time this Instrument was executed. Borrower shall not initiate or acquiesce in a change in the zoning classification of the Property without Lender's prior written consent.
- 8. PROTECTION OF LENDER'S SECURITY. If Borrower fails to perform the covenants and agreements contained in this Instrument, or if any action or proceeding is commenced which affects the Property or title thereto or the interest of Lender therein, including, but not Innited to, eminent domain, insolvency, code enforcement, or arrangements or proceedings involving a backrupt or decedent, then Lender at Lender's option may make such appearances, disburse such sums and take such action as Lender deems necessary, in its sole discretion, to protect Lender's interest, including, but not limited to, (i) disbursement of attorney's fees, (ii) entry upon the Property to make repairs, (iii) procurement of satisfactory insurance as provided in paragraph 5 hereof, and (iv) if this Instrument is on a leasehold, exercise of any option to renew or extend the ground lease on behalf of Borrower and the curing of any default of Borrower in the terms and conditions of the ground lease.

Any amounts disbursed by Lender pursuant to this paragraph 8, with interest thereon, shall become additional indebtedness of Borrower secured by this Instrument. Unless Borrower and Lender agree to other terms of payment, such amounts shall be immediately due and payable and shall bear interest from the date of disbursement at the rate stated in the Nese unless collection from Borrower of interest at such rate would be contrary to applicable law, in which event such amounts shall bear interest at the highest rate which may be collected from Borrower under applicable law. Borrower hereby covenants and agrees that Lender shall be subrogated to the lien of any mortgage or other lien discharged, in whole or in part, by the indebtedness secured hereby Nothing contained in this paragraph 8 shall require Lender to incur any expense or take any action hereunder.

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- 10. BOOKS AND RECORDS, from were that keep and me intain at all times are to rower's underest started below, we such other place as Lender may approve in-writing, complete and accurate books of accounts and records adequate to reflect correctly the results of the operation of the Property and copies of all written contracts, leases and other instruments which affect the Property. Such books, records, contracts, leases and other instruments shall be subject to examination and inspection at any reasonable time by Lender. Upon Lender's request, Borrower shall furnish to Lender, within one hundred and twenty days after the end of each fiscal year of Borrower, a balance sheet, a statement of income and expenses of the Property and a statement of changes in financial position, each in reasonable detail and certified by Borrower and, if Lender shall require, by an independent certified public accountant. Borrower shall furnish, together with the foregoing financial statements and at any time upon Lender's request, a rent schedule for the Property, certified by Borrower, showing the name of each tenant, and for each tenant, the space occupied, the lease expiration date, the rent payable and the rent paid
- 11. CONDEMNATION. Borrower shall promptly notify Lender of any action or proceeding relating to any condemnation or other taking, whether direct or indirect, of the Property, or part thereof, and Borrower shall appear in and prosecute any such action or proceeding unless otherwise directed by Lender's writing. Borrower archorizes Lender, at Lender's option, as attorney-in-fact for Borrower, to commence, appear in and prosecute, in Lender's or Borrower's name, any action or proceeding relating to any condemnation or other taking of the Property, whether direct or indirect, and to settle or consequential, in connection with any condemnation or other taking. The proceeds of any award, payment or claim for damages, direct or consequential, in connection with any condemnation or other taking, whether direct or indirect, of the Property, or part thereof, or for conveyances in lieu of condemnation, are hereby assigned to and shall be paid to Lender subject, if this Instrument is on a leasehold, to the rights of lessor under the ground lease.

Borrower authorizes Lender to apply such awards, payments, proceeds or damages, after the deduction of Lender's expenses incurred in the collection of such amounts, at Lender's option, to restoration or repair of the Property or to payment of the sums secured by this Instrument, whether or not then due, in the order of application set forth in paragraph 3 hereof, with the balance, if any, to Borrower. Unless Borrower and Lender otherwise agree in writing, any application of processes to principal shall not extend or postpone the due date of the monthly installments referred to in paragraphs? and 2 hereof or change the amount of such installments. Borrower agrees to execute such further evidence of assignment of any awards, proceeds, damages or claims arising in connection with such conder a prior or taking as Lender may require.

- 12. BORROWER AND LIER NOT RELEASED. From time to time, Lender may, at Lender's option, without giving notice to or obtaining the consent of Borrower's successors or assigns or of any junior lienholder or guarantors, without liability on Lender's part and notwithstanding Borrower's breach of any covenant or agreement of Porrower in this Instrument, extend the time for payment of said indebtedness or any part thereof, reduce the payments thereon, release anyone liable on any of said indebtedness, accept a renewal note or notes therefor, modify the terms and time of payment of said indebtedness, release from the lien of this Instrument may part of the Property, take or release other or additional security, reconvey any part of the Property, consent to any map or plan of the Property, consent to any map or plan of the Property, consent to modify the rate of interest or period of propertication of the Note or change the amount of the morthly installments payable thereunder. Any actions taken by Lender pursuant to the terms of this paragraph 12 shall not affect the obligation of Borrower or Borrower's successors or assigns to pay the sums secured by this Instrument and to observe the too makes of Borrower contained herein, shall not affect the guaranty of any person, corporation, partnership or other entity for payment of the indebtedness secured increby, and shall not affect the lien or priority of lien hereof on the Property. Borrower shall pay Lender a reasonable service charge, together with such into its insurance premiums and attorney's fees as may be incurred at Lender's option, for any such action if taken at Borrower's request
- 13. FORBEARANCE BY LENDER NOT A WAIVER. Any forbearance by Lender in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any right or extendy. The acceptance of Lender of payment of any sum secured by this Instrument after the due date of such payment shall not be a waiver of Lender's right to either require prompt payment when due of all other stams so secured or to declare a default for failure to make prompt payment. The procurement of instrumence or the payment of taxes or other liens or charges by Lender shall not be a waiver of Lender's right to accelerate the maturity of the indebtedness of our declared by this Instrument, not shall Lender's receipt of any awards, proceeds or damages under paragraphs 5 and 11 hereof operate to cure or waive Boxton er's default in payment of sums secured by this Instrument.
- 14. ESTOPPEL CERTIFICATE. Borrower shall within ten days of a written request from 1 not furnish Lender with a written statement, duly acknowledged, setting forth the sums secured by this Instrument and any right of set-off, countercla, m or other defense which exists against such sums and the obligations of this Instrument.
- 15. UNIFORM COMMERCIAL CODE SECURITY AGREEMENT. This Instrument is intended to be a servicy agreement pursuant to the Uniform Commercial Code for any of the items specified above as part of the Property which, under applicable law, may be subject to a security interest pursuant to the Uniform Commercial Code, and Borrower hereby grants Lender a security interest in said items. Borrower agrees that Lender may file this Instrument, or a reproduction thereof, in the real estate records or other appropriate index, as a financing statement for any of the dems repectified above as part of the Property. Any reproduction of this Instrument or of any other security agreement or financing statements shall be sufficient as a financing statement. In addition, Borrower agrees to execute and deliver to Lender, upon Lender's request, any financing statements, as well as extensions, commals and amendments thereof, and reproductions of this Instrument in such form as Lender may require to perfect a security interest with respect to said Flams. Borrower shall pay all costs of filing such financing statements and any extensions, renewals, amendments and releases thereof, and shall pay all reasonable exists and expenses of any record searches for financing statements. Lender may reasonably require. Without the prior written consent of Lender, Borrower and not create or suffer to be created pursuant to the Uniform Commercial Code any other security interest in said items, including replacements and additions thereto. Upon Borrower's breach of any covenant or agreement of Borrower contained in this Instrument, including the covenants to pay when due all sums secured by this Instrument, Lender shall have the remedies of a secured party under the Uniform Commercial Code and, at Lender's option, may also invoke the remedies provided in paragraph 27 of this Instrument as to such items. In exercising any of said remedies, Lender may proceed against the items of real property and any items of personal property specified above as part of t
- 16. LEASES OF THE PROPERTY. As used in this paragraph 16, the word "lease" shall mean "sublease" if this Instrument is on a leasehold. Borrower shall comply with and observe Borrower's obligations as landlord under all leases of the Property or any part thereof. Borrower will not lease any portion of the Property for non-residential use except with the prior written approval of Lender. Borrower, at Lender's request, shall furnish Lender with executed copies of all leases now existing or hereafter made of all or any part of the Property, and all leases now or hereafter entered into will be in form and substance subject to the approval of Lender. All leases of the Property shall specifically provide that such leases are subordinate to this Instrument; that the tenant attorns to Lender, such attornment to be effective upon Lender's acquisition of title to the Property, that the tenant agrees to execute such further evidences of attornment as Lender may from time to time request; that the attornment of the tenant shall not be terminated by foreclosure; and that Lender may, at Lender's option, accept or reject such attornments. Borrower shall not, without Lender's written consent, execute, modify, surrender or terminate, either orally or in writing, any lease now existing or hereafter made of all or any part of the Property providing for a term of three years or more, permit an assignment or sublease of such a lease without Lender's written consent, or request or consent to the subordination of any lease of all or any part of the Property to any lien subordinate to this Instrument. If Borrower becomes aware that any tenant proposes to do, or is doing, any act or thing which may give rise to any right of set-off against rent, Borrower shall (i) take such steps as shall be reasonably calculated to prevent the accrual of any right to a set-off



Upon Lender's request, Borrower shall assign to Lender, by written instrument satisfactory to Lender, all leases now existing or hereafter made of all or my part of the Property and all security deposits made by tenants in connection with such leases of the Property. Upon assignment by Borrower in Lender of any leases of the Property, Lender shall have all of the rights and powers possessed by Borrewer prior to such assignment and Lender shall have the right to modify, extend or terminate such existing leases and to execute new leases, in Lender's sole discretion

- 17. REMEDIES CUMULATIVE Fach remedy provided in this Instrument is distinct and cumulative to all other rights or remedies under this Instrument or afforded by law or equity, and may be exercised concurrently, independently, or successively, in any order whatsoever
- 18. ACCELERATION IN CASE OF BORROWER'S INSOLVENCY. If Borrower shall voluntarily file a petition under the Federal Bankeuptey Act. as such Act may from time to time he amended, or under any similar or successor Federal statute relating to bankruptcy, insolvency, arrangements or or if Borrower shall fail to obtain a vacation or stay of involvatary proceedings brought for the reorganization, dissolution or liquidation of Borrower, or if Borrower shall be adjudged a bankrupt, or if a trustee or receiver shall be appointed for Borrower or Borrower's property, or if the Property shall become subject to the jurisdiction of a Federal bankruptes court or similar state court, or if Borrower shall make an assignment for the benefit of Borrower's creditors. or if there is an attachment, execution or other judicial seizure of any portion of Borrower's assets and such seizure is not discharged within ten days, then Lender may, at Lender's option, declare all of the sums secured by this Instrument to be immediately due and payable without prior notice to Borrower. and Lender may invoke any remedies permitted by paragraph 27 of this Instrument. Any attorney's fees and other expenses incurred by Lender in connection with Borrower's bankruptcy or any of the other aforesaid events shall be additional andebtedness of Borrower secured by this Instrument pursuant to paragraph & hereof
- 19. TRANSFERS OF THE PROPERTY OR BENEFICIAL INTERESTS IN BORROWER; ASSUMPTION. On sale or transfer of (a) all, or any part of the Property, or any interest therein, or (ii) beneficial interests in Borrower (if Borrower is not a natural person or persons but is a corporation. partnership, trust or other legal (site), Lender may, at Lender's option, declare all of the sums secured by this Instrument to be immediately due and payable. and Lender may invoke any remedies permitted by paragraph 27 of this Instrument. This option shall not apply in case of
 - (a) transfers by device or descent or by operation of law upon the death of a joint tenant or a parmer.
 - (b) sales or transfers when the transferse's creditworthiness and management ability are satisfactory to Lender and the transferse has executed, prior to the sale or transfer, a written assume tion agreement containing such terms as Lender may require, including, if required by Lender, an increase in the rate of interest payable under the Not...
 - (c) the grant of a leasehold interest in a part of the Property of three years or less (or such longer lease term as Lender may permit by prior written approval) not containing an option to purchase (e cop) any interest in the ground lease, if this Instrument is on a leasehold).
 - (d) sales or transfers of beneficial interests in Borrowei provided that such sales or transfers, together with any prior sales or transfers of beneficial interests in Borrower, but excluding sales or transfers under subpolagraphs (2) and (b) above, do not result in more than 49% of the beneficial interests in Borrower having been sold or transferred since commencement of amortization of the Note, and
 - (e) sales or transfers of fixtures or any personal property pursuar, whe first paragraph of paragraph 6 hereof
- 20. NOTICE. Except for yes notice required under applicable law to be given in another manner. (a) any notice to Borrower provided for in this Instrument or in the Note shall be given by mailing such notice by certified mail addlessed to Borrower at Borrower's address stated below or at such other address as Borrower may designate by notice to Lender as provided herein, and (b) an in the to Lender shall be given by certified mail, return receipt requested, to Lender's address stated herein or to such other address as Lender may designat; by notice to Borrower as provided herein. Any notice provided for in this Instrument or in the Note shall be deemed to have been given to Borrower or Leader when given in the manner designated herein
- 21. SUCCESSORS AND ASSIGNS BOUND; JOINT AND SEVERAL LIABILITY; AGENTS; CAPTIONS. The covenants and agreements herein contained shall bend, and the rights hereunder shall inure to, the respective successors and assigns of Lender and Borrower, subject to the provisions of paragraph 19 hereof. All covenants and agreements of Borrower shall be joint and several. In exercising any rights hereunder or taking any actions provided for herein. Lender may act through its employees, agents or independent contractors as authorized by Linder. The captions and headings of the paragraphs of this Instrument are for convenience only and are not to be used to interpret or define the provisions hereof.
- 22. UNIFORM MULTIFAMILY INSTRUMENT; GOVERNING LAW; SEVERABILITY. This form a multifamily instrument combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property and related fixtures and personal property. This Instrument shall be governed by the law of the jurisdiction in which the Property is located. In the event that any provision of this Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Instrument or the Note which can be given effect without the conflicting provisions, and to this end the provisions of this Instrument and the National terms of the severable In the event that any applicable law limiting the amount of interest or other charges permitted to be collected from Borrower is an applicable law limiting the amount of interest or other charges permitted to be collected from Borrower is an applicable. provided for in this Instrument or in the Note, whether considered separately or together with other charges levied in connection 1 in this Instrument and the Note, violates such law, and Borrower is entitled to the benefit of such law, such charge is hereby reduced to the extent necessity, in climinate such violation. The amounts, if any, previously paid to Lender in excess of the amounts payable to Lender pursuant to such charges as reduced shall be applied by Lender to reduce the principal of the indebtedness evidenced by the Note. For the purpose of determining whether any applicable law limiting the amount of interest or other charges permitted to be collected from Borrower has been violated, all indebtedness which is secured by this Instrument or evidenced by the Note and which constitutes interest, as well as all other charges levied in connection with such indebtedness which constitute interest, shall be deemed to be allocated and spread over the stated term of the Note. Unless otherwise required by applicable law, such allocation and spreading shall be effected in such a manner that the rate of interest computed thereby is uniform throughout the stated term of the Note.
- 23. WAIVER OF STATUTE OF LIMITATIONS. Borrower hereby waives the right to assert any statute of limitations as a bar to the enforcement of the lien of this Instrument or to any action brought to enforce the Note or any other obligation secured by this Instrument.
- 24. WAIVER OF MARSHALLING. Notwithstanding the existence of any other security interests in the Property held by Lender or by any other party. Lender shall have the right to determine the order in which any or all of the Property shall be subjected to the remedies provided herein. Leader shall have the right to determine the order in which any or all portions of the indebtedness secured hereby are satisfied from the proceeds realized upon the exercise of the remedies provided herein. Borrower, any party who consents to this Instrument and any party who now or hereafter acquires a security interest in the Property and who has actual or constructive notice hereof hereby waives any and all right to require the marshalling of assets in connection with the exercise of any of the remedies permitted by applicable law or provided herein.

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25. CONSTRUCTION LOAN PROVISIONS. Borrower series to comply with the covenants and conditions of the Construction Loan Agreement, if any, which is hereby incorporated by referror it and nader apart of this in traject. All advances nade by Lender pursuant to the Construction Loan Agreement shall be indebtedness of Borrower secured by this Instrument and such a transcessory by obligatory as provided in the Construction Loan Agreement. All sums disbursed by Lender prior to completion of the improvements to protect the security of this Instrument up to the principal amount of the Note shall be treated as disbursements pursuant to the Construction Loan Agreement. All such sums shall bear interest from the date of disbursement at the rate stated in the Note, unless collection from Borrower of interest at such rate would be contrary to applicable law in which event such amounts shall bear interest at the highest rate which may be collected from Borrower under applicable law and shall be payable upon notice from Lender to Borrower requesting gayment therefor.

From time to time as Lender deems necessary to protect Lender's interests, Borrower shall, upon request of Lender, execute and deliver to Lender, in such form as Lender shall direct, assignments of any and all rights or claims which relate to the construction of the Property and which Borrower may have against any party supplying or who has supplied labor, materials or services in connection with construction of the Property. In case of breach by Borrower of the covenants and conditions of the Construction Loan Agreement, Lender, at Lender's option, with or without entry upon the Property, (i) may invoke any of the rights or remedies provided in the Construction Loan Agreement, (ii) may accelerate the sums secured by this Instrument and invoke those remedies provided in paragraph 27 hereof, or (sii) may do both. If, after the commencement of amortization of the Note, the Note and this Instrument are sold by Lender, from and after such sale the Construction Loan Agreement shall cease to be a part of this Instrument and Borrower shall not assert any right of set-off, counterclaim or other claim or defense arising out of or in connection with the Construction Loan Agreement against the obligations of the Note and this Instrument.

26. ASSIGNMENT OF RENTS: APPOINTMENT OF RECEIVER: LENDER IN POSSESSION. As part of the consideration for the indebtedness evidenced by the Note, Borrower hereby absolutely and unconditionally assigns and transfers to Lender all the rents and revenues of the Property, including those now due, past due, onto become due by virtue of any lease or other agreement for the occupancy or use of all or any part of the Property, regardless of to whom the rents and revenues of the Property are payable. Borrower hereby authorizes Lender or Lender's agents to collect the aforesaid rents and revenues and hereby Gireca grap tenant of the Property to pay such rents to Lender or Lender's agents; provided, however, that prior to written notice given by Lender to Borrower of the breigh by Horrower of any covenant or agreement of Borrower in this Instrument. Borrower shall collect and receive all rents and revenues of the Property of the Ace for the benefit of Lender and Borrower, to apply the rents and revenues so collected to the sums secured by this Instrument in the order provided it povagraph 3 hereof with the halance, so long as no such breach has necurred, to the account of Borrower, it being intended by Borrower and Lender that the F signment of rents constitutes an absolute assignment and not an assignment for additional security only. Upon delivery of written notice by Lender to Burry ner of the breach by Horrower of any covenant or agreement of Borrower in this Instrument, and without the necessity of Lender entering upon and taking and maintaining full control of the Property in person, by agent or by a court-appointed receiver, Lender shall immediately be entitled to possession of all ren's and revenues of the Property as specified in this paragraph 26 as the same become due and payable. including but not limited to rents then due and unpaid, and all such rents shall immediately upon delivery of such notice be held by Horrower as trustee for the benefit of Lender only; provided, however, that the wraten; otice by Lender to Borrower of the breach by Borrower shall contain a statement that Lender exercises its rights to such rents. Borrower agrees that continuously upon delivery of such written notice of Borrower's breach by Lender to Borrower, each tenant of the Property shall make such rents payable to and pay such rents to Lender or Lender's agents on Lender's written demand to each tenant therefor, delivered to each tenant personally, by mail or by delivering such feet and to each rental unit, without any liability on the part of said tenant to inquire further as to the existence of a default by Horrower

Borrower hereby covenants that Borrower has not executed any prior assignment of said rents, that Borrower has not performed, and will not perform, any acts or has not executed, and will not execute, any instrument which would prevent Lender from exercising its rights under this paragraph 26, and that at the time of execution of this Instrument there has been no anticipation or preparation of any of the rents of the Property for more than two months prior to the due dates of such rents. Borrower covenants that Borrower will not hereafted outlet or accept payment of any rents of the Property more than two months prior to the due dates of such rents. Borrower further covenants that Borrower will execute and deliner to Lender such further assignments of rents and revenues of the Property as Lender may from time to time request

Upon Borrower's breach of any covernant or agreement of Borrower in this Instrument, Lender way in person, by agent or by a court-appointed receiver, regardless of the adequacy of Lender's security, enter upon and take and maintain full control of the Property in order to perform all acts necessary and appropriate for the operation and maintenance thereof including, but not limited to, the execution, careof lation or modification of leases, the collection of all reuts and revenues of the Property, the making of repairs to the Property and the execution or termination of contracts providing for the management or maintenance of the Property, all on such terms as are deemed best to protect the security of this Instrument. In the event Lender elects to seek the appointment of a receiver for the Property upon Borrower's breach of any covernant or agreement of Borrower in this Instrument, Borrower hereby expressly consents to the appointment of such receiver. Lender or the receiver shall be entitled to receive a reasonable fee to so managing the Property.

All reats and revenues collected subsequent to delivery of written notice by Lender to Borrower of the breach by Horrower of any covenant or agreement of Borrower in this Instrument shall be applied first to the costs, it any, of taking control of and managing the property and collecting the reats, including, but not limited to, attorney's fees, receiver's fees, premiums on receiver's bonds, costs of repairs to the Property, premium is on insurance policies, taxes, assessments and other charges on the Property, and the costs of discharging any obligation or liability of Borrower as lessor or tanillord of the Property and then to the sums secured by this Instrument. Lender or the receiver shall have access to the books and records used in the operation and management of the Property and shall be liable to account only for those rents actually received. Lender shall not be liable to Borrower, anyone claiming under or through Borrower or anyone having an interest in the Property by reason of anything done or left undone by Lender this paragraph 26

If the rents of the Property are not sufficient to meet the costs, if any, of taking control of and managing the Property and collecting the rents, any funds expended by Lender for such purposes shall become indebtedness of Borrower to Lender secured by this Instrument pursuant to paragraph 8 hereof Uniess Lender and Borrower agree in writing to other terms of payment, such amounts shall be payable upon notice from Lender to Borrower requesting payment thereof and shall bear interest from the date of disbursement at the rate stated in the Note unless payment of interest at such rate would be contrary to applicable law, in which event such amounts shall bear interest at the highest rate which may be collected from Borrower under applicable law.

Any entering upon and taking and maintaining of control of the Property by Lender or the receiver and any application of rents as provided herein shall not cure or waive any default hereunder or invalidate any other right or remedy of Lender under applicable law or provided herein. This assignment of rents of the Property shall terminate at such time as this Instrument ceases to secure indebtedness held by Lender.

Non-Uniform Covenants. Borrower and Lender further covenant and agree as follows:

27. ACCELERATION; REMEDIES. Upon Borrower's breach of any covenant or agreement of Borrower in this Instrument, including, but not limited to, the covenants to pay when due any sums secured by this Instrument, Lender at Lender's option may declare all of the sums secured by this Instrument to be immediately due and payable without further demand and may foreclose this Instrument by judicial proceeding and may invoke any other remedies permitted by applicable law or provided herein. Lender shall be entitled to collect all costs and expenses incurred in pursuing such remedies, including, but not limited to, attorney's feel, costs of documentary evidence, abstracts and title reports.

INITIALS _____

28. RELEASE. Upon payment of all sains scared by this i strum or C. Leiv incurred in releasing this instrument.	cer sAil r lease Us Instrument. Bornway shall pay Lender's reasonable costs
	by waives all right of homestead exemption in the Property. If Borrower is a orrower and on behalf of all other persons acquiring any inscrest or title in the int creditors of Borrower.
make Future Advances to Burrower. Such Future Advances, with interest the stating that said notes are secured hereby. At no time shall the principal amount	's option so long as this Instrument secures indebtedness held by Lender, may reon, shall be secured by this Instrument when evidenced by promissory notes nt of the indebtedness secured by this Instrument, not including sums advanced
	riginal amount of the Note (US \$271.0.00 a.0.0)
plus the additional sum of US \$ None	
IN WITNESS WHEREOF, Borrower has executed this Instrument thereunto duly authorized.	nt or has caused the same to be executed by its representatives
	Westy 1 Stands Wendy A. Jedynek
	•••••••••••••••••••••••••••••••••••••••
Ox CO4	Borrower's Address
	2659.Lakeview.Dr#1210
4	Chicago Illinois 60614
	Chicago Illinois 60614

2-006379-9

INITIALS ____ __

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UNOFFE CHALLEDGMEN OPY

	a dana
	(date)
(person acknowledging)	(office)
•	
(name of corporation)	(state)
the corporation	
y Commission Expires	No. 1 6 M
	Notary Public
INDIVIDUAL ACK	NOWLEDGMENT
ATE OF ILLINOIS, COUNTY SS	
ATE OF ILLINOIS,	
JAMUS A FINISH TOWNS	, a Notary Public in and for said county and state, do hereby certify the JEDYNARC LOS WEJ
rsonally known to me to be the same person(s) whose name(s)	subscribed to the foregoing instrument, appeared before me this day
rson, and acknowledged thathe signer and delivered the said instr	runnent as
rposes therein set forth.	
	OCTUBBL 97
Given under my hand and official seal, this	
Commission Expires	COFFICIAL SEAL*
τ_{\prime}	SAMUEL IA. SIMHORN
	NOTARY PUBLIC STATE OF ILLINOIS
	MY COMMISS ON EXPIRES 09/04/00
INDIVIDUAL LIMITED PARTN	ERCHIP ACANOMERADOMENT
ATE OF ILLINOIS,	
The foregoing instrument was acknowledged before me this	(22)
	general partner on behalf
(person acknowledging)	7-1
	a limite 1 partnership.
(name of partnership)	
Commission Expires.	U _j ç _c
Consultation express	Notary Public
	C
CORPORATE LIMITED PARTN	ERSHIP ACKNOWLEDGMENT
ste of fillinois	
The foregoing instrument was acknowledged before me this	
	(date)

(name of officer)	(office)

97772934 Page 6 of

2-006379-9

My Commission Expires.

INITIALS ____ ___

(name of partnership)

C967A (page 8 of 8 pages)

Notary Public

ADJUSTABLE RATE RIDER

UNOFFICIAL COPY

THIS ADJUSTABLE RATE RIDER is made this	15th	day of	October	•	1997 ,
and is incorporated into and shall be deemed to amend a	nd supplet	nent the ?	Mortgage, Do	ed of Trust o	r Security
Deed (the "Security Instrument") of the same date given by	y the unde	rsigned (d	he Borrower	1) to secure B	orrower's
/ Ligustable Rate Note (the "Note") to		_			

Fidelity Federal Savings Bank 5455 W. Belmont Ave. Chicago, IL 60641

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

1392 Ports O'Call Palatine Illinois 60067

one-eighth percent

-399B(9404)

MULTISTATE ADJUSTABLE RATE RIDER - Single Family

[Property Address]

THIS NOTE CONTAINS PROVISIONS ALLOWING FOR CHANGES IN MY INTEREST RATE AND MY MONTHLY PARMENT, INCREASES IN THE INTEREST RATE WILL RESULT IN HIGHER PAYMENTS. DECREASES THE INTEREST RATE WILL RESULT IN LOWER PAYMENTS.

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

A. INTEREST RATE AND MONTHLY PAYMENT CHANGES The Note provides for an initial interest rate of 8.000 St. 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 2000 The interest rate I will pay may change on the first day of November . and on that day every 36th 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 threa years, as made available by the Federal Reserve Board The most recent Index figure available as of the date: (X) 45 days before each Change Date is called the "Current Index." If the Index is no longer available, the Note Holder will choose a new index that is based been comparable information. The Note Holder will give me notice of this choice. (C) Calculation of Changes Before each Change Date, the Note Holder will calculate my new interest rate by adding THREE AND ONE-HALF 3.500 %) to the Current Index. percentage point(s) (The Note Holder will then round the result of this addition to the Nearest Next Highest Next Lowest

stated in Section 4(D) below, this rounded amount will be my new interest rate until the next Change Date.

Page 1 of 2

YMP MORTGAGE FORMS - (800)521-7291

%). Subject to the limits

0.125

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	
(Please check appropriate boxes; if no box is checked.)	there will be no maximum limit on changes.)
(1) There will be no maximum limit on interest ra	
(2) The interest rate 1 am required to pay % or less than	at the first Change Date will not be greater than %.
(3) My interest rate will never be increased or	r decreased on any single Change Date by more than percentage point(s) (2.000 %) from
the rate of interest I have been paying for the prec	
(A) My interest rate will never be greater to "Maximum Rate."	han 14.000 %, which is called the
(E) Effective Date of Changes	
	hange Date. I will pay the amount of my new monthly
payment beginning on the first monthly payment date after	ier the Change Date until the amount of my monthly
payment changes again.	
(F) Notice of Changes	
	f any changes in my interest rate and the amount of my
monthly payment before the effective date of any change. The	he notice will include information required by law to be
given me and also the title and telephone number of a person	on who will answer any question I may have regarding
the notice.	
B. TRANSFER OF THE PROPERTY OR A BENEFICE	
Uniform Covenant 17 of the Security Instrument a amended	
Transfer of the Property or a Beneficial Interest is a unterest in it is sold or transferred (or if a beneficial interest in natural person) without Lender's prior written consent, Lend of all sums secured by this Security Instrument. However, the prohibited by federal law as of the date of this Security, Inst. Borrower causes to be submitted to Lender information requal new form were being made to the transferee; and (b) Lend be impaired by the foan assumption and that the risk of a Instrument is acceptable to Lender.	Fir may, at its option, require immediate payment in full its option shall not be exercised by Lender if exercise is trurien. Lender also shall not exercise this option if: (a) uired oy i ender to evaluate the intended transferce as if ler reasor ship determines that Lender's security will not
To the extent permitted by applicable law, Lender micronsent to the loan assumption. Lender also may require to acceptable to Lender and that obligates the transferee to keep	p all the promises and affectments made in the Note and
in this Security Instrument. Borrower will continue to be unless Lender releases Borrower in writing.	obligated under the Note and this Security Instrument
acceleration. The notice shall provide a period of not less	payment in full, Lender shall give Borrower notice of
mailed within which Borrower must pay all sums secured by	this Security Instrument. If Borrows (alls to pay these
sums prior to the expiration of this period. Lender may invi	oke 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.	
	•
* Z	Obidital de sedivale (Scal)
(Scal)	
James K. Jedynak Berrow:	Wendy A. Jedynak - Borrower
(Scal)	(Scal)
- Bortower	- Borrower

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PLANNED UNIT DEVELOPMENT RIDER

THIS PLANNED UNIT DEVELOPMENT RIDER is made this 15th day of October , 1997, 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

Fidelity Federal Savings Bank

(the "Lender")

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

1392 Ports O'Call, Palatine, Illinois 60067

(Property Address)

The Property includes, but is not limited to, a parcel of land improved with a dwelling, together with other such parcels and certain common areas and facilities, as described in

(the "Declaration").

The Property is a part of a planned unit development known as Ports O'Call

[Name of Planned Unit Development]

(the "PUD"). The Property also includes Borrower's interest in the homeowners association or equivalent entity owning or managing the common exeas and facilities of the PUD (the "Owners Association") and the uses, benefits and proceeds of Borrower's interest.

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

- A. PUD Obligations. Borrower shall personn all of Borrower's obligations under the PUD's Constituent Documents. The "Constituent Documents" are the: (i) Declaration; (ii) articles of incorporation, trust instrument or any equivalent document which creates the Owners Association; and (iii) any by-laws or other rules or regulations of the Owners Association. Borrower shall promptly pay, worn due, all dues and assessments imposed pursuant to the Constituent Documents.
- B. Hazard Insurance. So long as the Owners Association Chintains, with a generally accepted insurance carrier, a "master" or "blanker" policy insuring the Property which is satisfactory to Lender and which provides insurance coverage in the amounts, for the periods, and against the hyperest Lender requires, including fire and hazards included within the term "extended coverage," then:
- (i) Lender waives the provision in Uniform Covenant 2 for the movely 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 Corner Association policy.

Borrower shall give Lender prompt notice of any lapse in required hazard insurance cover ge provided by the master or blanket policy.

In the event of a distribution of hazard insurance proceeds in lieu of restoration or repair (climing a loss to the Property, or to common areas and facilities of the PUD, any proceeds payable to Borrower are him assigned and shall be paid to Lender. Lender shall apply the proceeds 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 Londor.

MULTISTATE PUD RIDER - Single Family - Fannie Mae/Fraddle Mac UNIFORM INSTRUMENT

Form 3160 9/60

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Page 1 of 2 YMP MORTOLOGE FORMS - (212)203-0100 - (000)581-7201 introde of the

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D. Condemnation. The proceeds of any award or claim for demages, direct or consequential, psyable to Borrower in connection with any condemnation or other taking of all or any part of the Property or the common areas and facilities of the PUD, 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.

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:

(i) the abundonment or termination of the PUD, 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 condemnation or eminent domain;

- (ii) any amendment to any provision of the "Constituent Documents" if the provision is for the express benefit of Lender:
- (iii) termination of professional management and assumption of self-management of the Owners Association, or

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

F. Remedier If Borrower does not pay PUD dues and assessments when due, then Lender may pay them. Any amounts disburs allay Lender under this paragraph F shall become additional debt of Borrower secured by the Security Instrument. Unless Gorrower 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 accorpts and agrees to the terms and provisions contained in this PUD Rider.

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James Jedynak	-Borrowe
Shorty a Jodynine	(Seal)
Wendy A. Jedynik	·Borrows:
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Page 2 of 2

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PARCEL 1: THAT PART OF THE EAST 705.78 FEET (EXCEPT THE EAST 206.31 PEET) OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 42 HORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER LINE OF RAND ROAD BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A FOIRT 429.42 FEET SOUTH, AS MEASURED ALONG THE WEST LINE THEREOF, AND 334.17 FEET EAST, AS MEASURED ALONG THE WEST LINE THEREOF, AND 334.17 FEET EAST, AS MEASURED AT RIGHT ANGLES TO SAID WEST LINE, OF THE NORTHWEST CORNER OF SAID TRACT; THENCE EAST, THE WEST LINE OF SAID TRACT HAVING AN ASSUMED BEARING OF NORTH-SOUTH, 64.33 FEET; THENCE SOUTH 51.0 FEET; THENCE WEST 64.33 FEET; THENCE NORTH 51.0 FEET TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS DEFINED AND SET FORTH IN DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NUMBER 23518364.

AND COMMONILY KNOWN AS 1392 PORTS O CALL, PALATINE, ILLINOIS 60067