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97076775

RECORD AND RETURN TO:
PREFERRED MORTGAGE
ASSOCIATES, LTD.
3030 FINLEY ROAD-SUITE 104
DOWNERS GROVE, ILLINOIS 60515

DEPT-01 RECORDING \$39.00
100311 TRAN 5473 02/03/97 15:28:00
97076775 4 KP *-97-076775
COOK COUNTY RECORDER

Prepared by:
HOWARD A. DAVIS
DOWNERS GROVE, IL 60515

BOX 370

A.T.G.F.
BOX 370

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on DECEMBER 11, 1996
MATTHEW C. MEHRTENS, BACHELOR

The mortgagor is

("Borrower"). This Security Instrument is given to
PREFERRED MORTGAGE ASSOCIATES, LTD.,

which is organized and existing under the laws of THE STATE OF ILLINOIS
address is 3030 FINLEY ROAD-SUITE 104
DOWNERS GROVE, ILLINOIS 60515

, and whose

Lender). Borrower owes Lender the principal sum of
ONE HUNDRED FIFTEEN THOUSAND TWO HUNDRED AND 00/100

Dollars (U.S. \$ 115,200.00)

This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on JANUARY 1, 2027
This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender the following described property located in LAKE

County, Illinois:
THE SOUTHERLY 28.27 FEET OF THAT PORTION OF LOT 21 IN PRESTWICK PLACE,
BEING A RESUBDIVISION IN THE EAST HALF OF THE SOUTHWEST QUARTER OF
SEE ATTACHED RIDER FOR COMPLETE LEGAL DESCRIPTION

ATGF, INC

02-18-320-007

Parcel ID #:

which has the address of 4841 PRESTWICK , HOFFMAN ESTATES
Illinois 60114 6019511PM

Street, City .

Zip Code ("Property Address"):

ILLINOIS Single Family-FROMA/FHLMC UNIFORM
INSTRUMENT Form 3014 2/90
Amended 6/96
GRUJL 0000

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Form 3501A 200
Page 2 of 6

Form 3501A 200

in the Security Instrument. If Lender determines that any part of the Property is subject to a lien which may affect any other documents of title; or (c) encumbrances from the holder of the lien in agreement with Lender to Lender's satisfaction which the Lender may exercise to prevent the Lender from proceeding with respect to the property of the Lender in a manner acceptable to Lender; (b) contains in good faith the Lender's written consent to do anything done by the Lender in a manner contrary to the Lender's interest; (e) agrees in writing to do any of the powers of the attorney reserved by the Lender in a manner acceptable to Lender.

If Borrower makes these payments directly to Lender excepting the payment of taxes, Borrower shall personally furnish to Lender copies evidencing the payments to the person named payee. Borrower shall personally furnish to Lender all notices of amounts to be paid under this instrument to the person named payee. Lender may exercise any rights provided in paragraph 2, or if not paid in due manner, Borrower shall pay such amounts directly to the Lender, and Lender shall pay such amounts or funds received by Lender, if any. Borrower shall pay which may affect over the Security Instrument, and Lender shall pay which may affect over the Security Instrument unless otherwise directed to the Property.

4. Changes: Lender, Borrower shall pay all taxes, assessments, charges, fees and expenses otherwise attributable to the Property, which are levied, to Lender, to principal due, and late, to any late charges due under this Note.

1 and 2 shall be applied: first, to any prepayment charges due under this Note; second, to accrued unpaid interest on unpaid principal.

3. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under paragraphs 1

of the Property, shall apply any Funds held by Lender at the time of acquisition of title as a credit against the amount received by Lender by Lender. If, under paragraph 2, Lender shall acquire of all the Property, Lender, prior to the acquisition of all the

Funds payable in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any unearned security payment, as Lender's sole discretion.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any

unearned security payment, as Lender's sole discretion.

Unpaid principal payable to Lender up to date up to the date of application for title as a credit against the amount received by Lender by Lender to pay the amount necessary to make up the deficiency in no more than

time is not sufficient to pay the Borrower funds when due, Lender may do nothing but wait, and, in such case Borrower

for the excess Funds in accordance with the requirements of applicable law, until the amount of the Funds held by Lender is fully

paid by Lender to Borrower pursuant to be held by Lender by Lender shall accrue to Lender, Lender shall pay such

date to the Funds held by Lender as additional security for all sums secured by this Security Instrument.

Borrower, in making payment of the Funds, shall pay such to the Funds and the proceeds for which each

which charge, Lender may agree to waiting, however, that interim shall be paid on the Funds, Lender shall give to Borrower

unpaid funds due to Lender to be paid, Lender shall not be required to pay Borrower any interest on amounts of the Funds

held by Lender in connection with this loan, unless otherwise agreed to by Borrower otherwise. Lender is entitled to receive all reporting services

of charges. However, Lender may require Borrower to pay reasonable amounts of the Funds and appropriate low priority Lender to make such

willing the Borrower, unless Lender pays down its interim or otherwise agrees to do so, to pay the Funds and applying the same to the Lender, or

otherwise Lender, if Lender is such as interim, or in any Federal Home Loan Bank, Lender shall apply the Funds to pay the

(including Lender, if Lender is such as interim), or in any Federal Home Loan Bank, Lender shall apply the Funds to pay the

The Funds shall be held in an account whose deposits are insured by a federal agency, intermediately, or entirely

otherwise funds of Lender in accordance with applicable law.

Lender may estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of funds

held a larger amount, if so, Lender may, at any time, collect and hold Funds in an amount not to exceed the lesser amount

set a standard from time to time, 12 U.S.C. Section 2601 et seq. ("BFSPA"), unless made law under 1974 as amended

related mortgage loans may require Borrower's second security under the Federal Home Security Protection Act of

Lender may, at any time, collect and hold Funds in an amount not to exceed the maximum amount a Lender for a deficiency

of the power of foreclosure, if any, in lieu of the payment of mortgage interests, these items are called "Borrower items".

it may; (e) paying for damage prevention, if any; and (f) any sum payable by Borrower to Lender, in accordance with

or ground rents in the Property, if any; (c) yearly food insurance premiums; (d) yearly food insurance premiums

and insurance which may affect the Security Instrument as a loan on the Property; (g) yearly household premiums

Lender on the day monthly payments are due under this Note, until the Note is paid in full, a sum (Funds) for: (a) yearly taxes

2. Funds for Taxes and Insurance. Subject to applicable law or to a written waiver by Lender, Borrower shall pay to

principals of and interest on the debt evidenced by the Note and any prepayments and late charges due under this Note.

1. Payment of Taxes and Insurance. Prepayments and late charges due under this Note

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

WITNESS by joint signature to constitute a valid and binding covenant covering real property.

THIS SECURITY INSTRUMENT constitutes uniform provisions for mutual use and non-uniform covenants with limited

and will defend personally the title to the Property against all claims and demands, subject to any circumstances of record. Borrower waives

and will convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower waives

any and every right to recover damages for the entire benefit of the Property in respect to mortgagors.

Lenders now or hereafter a part of the property. All representations and warranties shall also be covered by this Security

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and

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this Security Instrument, Lender may give Borrower a notice identifying the lien. Borrower shall satisfy the lien or take one or more of the actions set forth above within 10 days of the giving of notice.

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

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

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

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of the payments. If under paragraph 21 the Property is acquired by Lender, Borrower's right to any insurance policies and proceeds resulting from damage to the Property prior to the acquisition shall pass to Lender to the extent of the sums secured by this Security Instrument immediately prior to the acquisition.

6. Occupancy, Preservation, Maintenance and Protection of the Property; Borrower's Loan Application; Leasesholds. Borrower shall occupy, establish, and use the Property as Borrower's principal residence within sixty days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender otherwise agrees in writing, which consent shall not be unreasonably withheld, or unless extenuating circumstances exist which are beyond Borrower's control. Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate, or commit waste on the Property. Borrower shall be in default if any forfeiture action or proceeding, whether civil or criminal, is begun that in Lender's good faith judgment could result in forfeiture of the Property or otherwise materially impair the lien created by this Security Instrument or Lender's security interest. Borrower may cure such a default and reinstate, as provided in paragraph 18, by causing the action or proceeding to be dismissed with a ruling that, in Lender's good faith determination, precludes forfeiture of the Borrower's interest in the Property or other material impairment of the lien created by this Security Instrument or Lender's security interest. Borrower shall also be in default if Borrower, during the loan application process, gave materially false or inaccurate information or statements to Lender (or failed to provide Lender with any material information) in connection with the loan evidenced by the Note, including, but not limited to, representations concerning Borrower's occupancy of the Property as a principal residence. If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

7. Protection of Lender's Rights in the Property. If Borrower fails to perform the covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture or to enforce laws or regulations), then Lender may do and pay for whatever is necessary to protect the value of the Property and Lender's rights in the Property. Lender's actions may include paying any sums secured by a lien which has priority over this Security Instrument, appearing in court, paying reasonable attorneys' fees and entering on the Property to make repairs. Although Lender may take action under this paragraph 7, Lender does not have to do so.

Any amounts disbursed by Lender under this paragraph 7 shall become additional debt of Borrower secured by this Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

8. Mortgage Insurance. If Lender required mortgage insurance as a condition of making the loan secured by this Security Instrument, Borrower shall pay the premiums required to maintain the mortgage insurance in effect. If, for any reason, the mortgage insurance coverage required by Lender lapses or ceases to be in effect, Borrower shall pay the premiums required to

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1.1. **Access**. Any access to Botometer provided for in this **Security Statement** shall be given by our clients under a **Non-Disclosure Agreement**. Any access to Botometer shall be given by our clients under a **Non-Disclosure Agreement**.

13. **Loan Charges.** If the loan secured by this Security Instrument is subject to a law which禁止 maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed the permitted limit, then: (a) any such loan charges shall be reduced by the amount necessary to reduce the charges to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be reduced to the permitted limit.

makes any accommodation with regard to the terms of this Security Instrument or the Notes without the Borrower's consent.

12. Successors and Assigns Board; Joint and Several Liability; Co-signers. The coverments and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 17. Borrower's successors and assigns shall be joint and several. Any Borrower who co-signs this Security Instrument shall be liable to Lender and Borrower for all amounts due under this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, reduce or cancel by this Security Instrument; and (d) agrees that Lender and any other Borrower may agree to pay the sum of Borrower's interest in the Property under the terms of this Security Instrument; (e) is not permitted to assign his/her interest in this Security Instrument only to a spouse,其次 and convey that instrument to his/her heirs, executors, and administrators but does not execute the Note; (f) is co-signing this Security Instrument only to a spouse,其次 and convey that instrument to his/her heirs, executors, and administrators shall be joint and several. Any Borrower who co-signs this Security Instrument shall be liable to Lender and Borrower for all amounts due under this Security Instrument.

participants take one side of the morally charged debate so as to put points 1 and 2 or change the outcome of such debates.

If the property is unoccupied by you, or if, under the terms of your tenancy, you are entitled to possession of the property before the date of termination, you must give notice of termination at least one month before the date of termination.

so as to provide to the same secured by this Section, jurisdiction whatever or not the same are then due.

In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Security Instrument, then to paid to Borrower, with any excess paid to Borrower. In the event of a partial taking of the Property in which the fair market value of the Property immediately before the taking, with any excess paid to Borrower and Lenders otherwise agrees in writing, the excess shall be applied to the sums secured by this Security Instrument, then to paid to Lenders.

Consequently, one part of any part of the program, or for example in case of communication, the address must be

18. Compensation. The proceeds of any award of claim for damages, direct or consequential, in connection with any

Postmodern models are thus built on the idea of as prior to an independent specifying mechanism comes first the interpretation.

9. Impediment. In order to its effect my wife makes reasonable entries upon and inspections of the Property. Landlord shall give

The procedures required to establish mortgage insurance in effect, or to provide a loss reserve, will be complicated for most large

the Lender requires) provided by an issuer approved by Lender signs becomes available and is obtained. Borrower shall pay interest on the principal amount of the Note at a rate of 12% per annum.

be in effect. Under this scenario, we add random discrete payoffs with a loss reserve in lieu of mortgage insurance. Loss reserves

equivalents of Mg^{2+} may be measured by titration with Ca(OH)_2 . Dissolved Mg^{2+} may be measured by atomic absorption spectrometry.

obtain coverage substantially equivalent to the coverage maintained previously in effect, from an ultimate mortgage insurer approved by Lender.

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Lender's address stated herein or any other address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.

15. Governing Law; Severability. This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note are declared to be severable.

16. Borrower's Copy. Borrower shall be given one conformed copy of the Note and of this Security Instrument.

17. Transfer of the Property or a Beneficial Interest in Borrower. If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Security Instrument.

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

18. Borrower's Right to Reinstate. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earlier of: (a) 5 days (or such other period as applicable law may specify for reinstatement) before sale of the Property pursuant to any power of sale contained in this Security Instrument; or (b) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorney fees; and (d) takes such action as Lender may reasonably require to assure that the lien of this Security Instrument, Lender's right in the Property and Borrower's obligation to pay the sums secured by this Security Instrument shall continue unchanged. Upon reinstatement by Borrower, this Security Instrument and the obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under paragraph 17.

19. Sale of Note; Change of Loan Servicer. The Note or a partial interest in the Note (together with this Security Instrument) may be sold one or more times without prior notice to Borrower. A sale may result in a change in the entity (known as the "Loan Servicer") that collects monthly payments due under the Note and this Security Instrument. There also may be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change in accordance with paragraph 14 above and applicable law. The notice will state the name and address of the new Loan Servicer and the address to which payments should be sent. The notice will also contain any other information required by applicable law.

20. Hazardous Substances. Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property that is in violation of any Environmental Law. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property.

Borrower shall promptly give Lender written notice of any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge. If Borrower learns, or is notified by any governmental or regulatory authority, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law.

As used in this paragraph 20, "Hazardous Substances" are those substances defined as toxic or hazardous substances by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this paragraph 20, "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection.

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

21. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under paragraph 17 unless

JCP/M

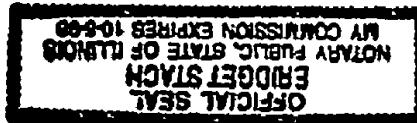
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Digitized by srujanika@gmail.com

0078 1102 0001



My Communication Expectations

Given under my hand and official seal, this 11th day of October, 1997.

MATTHEWS C. MENTERS, BACHELOR

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a. Notary Publics in and for each County and cities do hereby certify

ANSWER
(res) —

RECORDED —
(PWS) —

~~RECORDED~~

(pgs) -

H. H. HARRIS & CO.

In my notes) enclosed by Postmaster and recorded with it.

BY SPINNING BELOW. Bottomless holes and gullies cut through the rocks and conglomerates contained in the Gosses Bluff meteorite bed.

<input checked="" type="checkbox"/> Family Rider	<input type="checkbox"/> Conditional Premium Rider	<input type="checkbox"/> 1-A Family Rider	<input type="checkbox"/> Additional Premium Rider	<input type="checkbox"/> Basic Premium Rider	<input type="checkbox"/> VA Rider
<input checked="" type="checkbox"/> Premium Util Development Rider	<input type="checkbox"/> Premium Improvement Rider	<input type="checkbox"/> Premium Property Rider	<input type="checkbox"/> Premium Liability Rider	<input type="checkbox"/> Premium Flood Rider	<input type="checkbox"/> Premium Auto Rider
<input checked="" type="checkbox"/> Order(s) (specify) Rider for Coverage(s) 22	<input type="checkbox"/> Second Home Rider	<input type="checkbox"/> Second Home Rider	<input type="checkbox"/> Second Home Rider	<input type="checkbox"/> Second Home Rider	<input type="checkbox"/> Second Home Rider

22. WHETHER OR NOT CONSIDERED, RENT UNDER RENTALS ARE ALL SUBJECT TO BOUNDED EXPANSION IN THE PROPERTY.

allowance changes to round down. Rounding will add up to 1000 additional costs.

(c) a date, not later than three days from the date the notice is given to Borrower, by which the debt; must be cured; and
 (d) four months to cure the default or before the date specified in the notice may result in acceleration of the sum
 demanded by the Society; Lender may proceed by judicial proceeding and sale of the Property. The notice shall further
 contain Borrower's right to remain after acceleration and the right to assert in the foreclosure proceeding the
 same defenses as if the debt had been contracted, recorded or otherwise by Lender.

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RIDER - LEGAL DESCRIPTION

THE SOUTHERLY 28.27 FEET OF THAT PORTION OF LOT 21 IN PRESTWICK PLACE, BEING A RESUBDIVISION IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 27, 1988 AS DOCUMENT 88-176-960, WHICH LIES NORTHERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 21, THENCE SOUTH 00 DEGREES 11 MINUTES 30 SECONDS WEST A DISTANCE OF 138.04 FEET ALONG THE WESTERLY LINE OF SAID LOT TO THE POINT OF BEGINNING; THENCE EASTERLY TO A POINT ON THE EASTERLY LINE OF SAID LOT, WHICH LIES 82.75 FEET SOUTHERLY OF THE NORTHEAST CORNER OF SAID LOT, AND THERE TERMINATING, ALL BEING IN COOK COUNTY, ILLINOIS.

02-18-320-007

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Property of Cook County Clerk's Office

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MORTGAGE RIDER FOR COVENANT #22

This Rider is made this 11TH day of DECEMBER, 1996, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or Deed to Secure Debt (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to
THE NORTHERN TRUST COMPANY
(the "Lender") of the same date (the "Note") and covering the Property described in the Security Instrument and located at:

4841 PRESTWICK
HOFFMAN ESTATES, ILLINOIS 60195 ^{AKM}
(Property Address)

1. Borrower and Lender agree that notwithstanding anything contained in Covenant 22 of the Mortgage, Lender is hereby authorized to charge a reasonable fee for the preparation and delivery of a Release Deed.
2. Borrower and Lender agree that if the Federal National Mortgage Association or the Federal Home Loan Mortgage Corporation buy all or some of the Lender's rights under the Mortgage, this Rider will no longer have any force or effect.

IN WITNESS WHEREOF, BORROWER has executed this RIDER.

Matthew C. Meertens

MATTHEW C. MEERTENS
(Seal)
- Borrower

(Seal)
- Borrower

(Seal)
- Borrower

(Seal)
- Borrower

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Property of Cook County Clerk's Office

522025

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PLANNED UNIT DEVELOPMENT RIDER

THIS PLANNED UNIT DEVELOPMENT RIDER is made this 11TH day of DECEMBER 1996, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed (the "Security Instrument") of the same date, given by the undersigned (the "Borrower") to secure Borrower's Note to PREFERRED MORTGAGE ASSOCIATES, LTD.

(the "Lender") of the same date and covering the Property described in the Security Instrument and located at:
4841 PRESTWICK, HOFFMAN ESTATES, ILLINOIS 60195 34C-27

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 COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD (the "Declaration"). The Property is a part of a planned unit development known as PRESTWICK PLACE

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 areas 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 as follows:

A.T.G.F.
BOX 370

A. PUD Obligations. Borrower shall perform 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, when due, all dues and assessments imposed pursuant to the Constituent Documents.

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

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

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

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

In the event of a distribution of hazard insurance proceeds in lieu of restoration or repair following a loss to the Property, or to common areas and facilities of the PUD, any proceeds payable to Borrower are hereby 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 Lender.

526.340.02
3025940
729911

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1000-7-8

Property of Cook County
ILLINOIS

BY SIGNING BELOW, Borrower agrees to the terms and provisions contained in this PUD Rider.

D. Compensation. The proceeds of any award or claim for damages, direct or consequential, payable to Borrower in connection with any condemnation or other taking of all or any part of the Properties or the easements and fixtures of the PUD, or for any conveyance in lieu of condemnation, are hereby segregated and shall be paid to Lender. Such proceeds shall be applied by Lender to the sum secured by the Security Interests as provided in Paragraph Covenants 10.

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

(1) The abandonment of termination of the PUD, except for abandonment of termination required by law in the case of substantial deterioration by fire or other casualty or in the case of a taking by condemnation or eminent domain;

(2) Any amendment to any provision of the "Constitutional Documents"; if the provision is for the express benefit of Lender;

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

(4) Any termination of professional management and assumption of self-management of the Owners Association by the Owners Association unacceptable to Lender.

F. Recourse. If Borrower does not pay PUD dues and assessments when due, then Lender may pay them and recover from the due or unpaid amounts at the Note rate and shall be payable, with interest, upon notice from the Security Interests. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of their payment at the Note rate and shall be payable, with interest, upon notice from the Security Interests.