**BOX 370** 

CrossLand Mortgage Corp Prepared by: Kevin Barzano 600 Hunter Drive, Suite 308 OakBrook, Illinois 60521

AND WHEN RECORDED RETURN TO: CrossLand Mortgage Corp 6325 Odana Road Madison, WI 53719

DEPT-DI RECORDING \$39.0 T#0011 TRAM 7063 05/12/97 14:52:00

\$0807 \$ KP #-97-COOK COUNTY RECORDER -333041

State of Minois

MORTGAGE

PHA Case No.

131868432

Loan ID: 9709437

THIS MORTGAGE ("Security Instrument") is given on

April 29th, 1997

The Mortgagor is

EUROPEAN AMERICAN ASSOCIATION, A NON-PROFIT ORGANIZATION

97333041

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

LEGEND MORTGAGE COMPANY

which is organized and existing under the laws of THE STATE OF ILLINOIS whose address is 906 LACEY AVENUE, SUITE 206, LISLE, ILLINOIS 60532 and

("Lender"). Borrower ower Lender the principal sum of

Seventy Five Thousand Six Hundred Sixty Five and no/100-----

Dollars (U.S. \$ 75,665.00

This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note").

provides for monthly payments, with the full debt, if not paid earlier, due and payable on May 1st,

. 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 name. with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance

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P MORTGAGE FORMS - 1000/521-720



# 9733304

#### **UNOFFICIAL COPY**

of Borrower's coverants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to the Lender the following described property located in

COOK COUNTY, Illinois: THE EAST 10 FEET OF LOT 29 AND LOT 28 (EXCEPT THE EAST 5 FEET THEREOF) IN BLOCK 7 IN CRAGIN, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Item #: 13-33-418-002-0000

Parcel ID #:

5171 WEST WABANSIA AVENUE, CHICAGO

which has the address of

630

Street, City],

Illinois

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[Zip Code] ("Property Address");

TOGETHER WITH all the incoverences now or hereafter erected on the property, and all easements, appurtenances and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

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

THIS SECURITY INSTRUMENT combines uniform coverages for national use and non-uniform coverages with limited variations by jurisdiction to constitute a uniform security to country to covering real property.

Borrower and Lender covenant and agree as follows:

#### UNIFORM COVENANTS.

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

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

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

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

3. Application of Payments. All payments under paragraphs 1 and 2 shall be applied by Lender as follows:

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

Second, to any owns, special assessments, leasehold payments or ground rents, and fire, flood and other hazard insurance premiums, as experied;

Third, to interest due carles the Note:

Fourth, to amortization of the principal of the Note; and

Fifth, to late charges due water the Note.

4. Fire, Flood and Other Hanned Insurance. Borrower shall insure all improvements on the Property, whether now in existence or subsequently erected, against any hazards, casualties, and contingencies, including fire, for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. Borrower shall also insure all improvements on the Property, whether now in existence or subsequently erected, against loss by floods to the extent required by the Secretary. All insurance shall be carried with companies approved by Lender. The insurance policies and any renewals shall be held by Lender and shall include loss payable clauses in favor of, and in a form acceptable to, Lender.

In the event of loss, Borrower shall give Lender immediate notice by mail. Lender may make proof of loss if not made promptly by Borrower. Each insurance company concern die hereby authorized and directed to make payment for such loss directly to Lender, instead of to Borrower and to Lender jointly. All or any part of the insurance proceeds may be applied by Lender, at its option, either (a) to the resocion of the indebtedness under the Note and this Security Instrument, first to any delinquent amounts applied in the order in paragraph 3, and then to prepayment of principal, or (b) to the restoration or repair of the damaged Property. Any application of the proceeds to the principal shall not extend or postpone the due date of the mouthly payments which are referred to in paragraph 2, or change the amount of such payments. Any excess insurance proceeds over an amount required to pay all outstanding indebtedness under the Note and this Security Instrument shall be paid to the entity legitly extitled thereto.

In the event of foreclosure of this Security Instrument or other transfer of title to the Property that extinguishes the indebtedness, all right, title and interest of Borrower in and to insurance policies in force shall pass to the purchaser.

5. Occupancy, Preservation, Maintenance and Protection of the Property; Borrower's Less Application; Leaseholds. Borrower shall occupy, establish, and use the Property as Borrower's principal residence within sixty days after the execution of this Security Instrument (or within sixty days of a later sale or transfer of the Property) and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender determines that requirement will cause undue hardship for Borrower, or unless externating circumstances exist which are beyond Borrower's control. Borrower shall notify Lender of any externating circumstances. Borrower shall not commit waste or destroy, damage or substantially change the Property or allow the Property to deteriorate, reasonable wear and tear excepted. Lender may inspect the Property if the Property is vacant or abandoned or the loan is in default. Lender may take reasonable action to protect and preserve such vacant or



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abandoned Property. 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 the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and fee title shall not be merged unless Lender agrees to the merger in writing.

- 6. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in place of condemnation, are hereby assigned and shall be paid to Lender to the extent of the full amount of the indebtedness that remains unpaid under the Note and this Security Instrument. Lender shall apply such proceeds to the reduction of the indebtedness under the Note and this Security Instrument, first to any delinquent amounts applied in the order provided in paragraph 3. and the to prepayment of principal. Any application of the proceeds to the principal shall not extend or postpone the due does of the monthly payments, which are referred to in paragraph 2, or change the amount of such payments. Any excess proceeds over an amount required to pay all outstanding indebtedness under the Note and this Security Instrument shall be paid to the entity legally entitled thereto.
- 7. Charges to Borney and Protection of Lender's Rights in the Property. Borrower shall pay all governmental or municipal charger, fines and impositions that are not included in paragraph 2. Borrower shall pay these obligations on time directly to the entity which is owed the payment. If failure to pay would adversely affect Lender's interest in the Property, work Lender's request Borrower shall promptly furnish to Lender receipts evidencing these payments.

If Borrower fails to make these payments or the payments required by paragraph 2, or fails to perform any other coverants 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, for condemnation or to enforce laws or regulations), then Lender may do and pay whatever is necessary to protect the value of the Property and Lender's rights in the Property, including payment of taxes, hazard insurance and other items mentioned in paragraph 2.

Any amounts disbursed by Lender under this paragraph, shall become an additional debt of Borrower and be secured by this Security Instrument. These amounts shall bear intriest from the date of disbursement, at the Note rate, and at the option of Lender, shall be immediately due and payable.

Borrower shall promptly discharge any lien which has priority one this Security Instrument unless Borrower:

(a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) contests in good faith the lien by, or defends against enforcement of the lien; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Leader determines that any part of the Property is subject to a lien which may attain priority over 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.

- 8. Fers. Lender may collect fees and charges authorized by the Secretary.
- 9. Grounds for Acceleration of Debt.
  - (a) Default. Lender may, except as limited by regulations issued by the Secretary, in the case is payment defaults, require immediate payment in full of all sums secured by this Security Instrument if:
    - (i) Bottower defaults by failing to pay in full any monthly payment required by this Security Instrument prior to or on the due date of the next monthly payment, or
    - (ii) Borrower defaults by failing, for a period of thirty days, to perform any other obligations contained in this Security Instrument.
  - (b) Sale Without Credit Approval. Lender shall, if permitted by applicable law (including Section 341(d) of the Garn-St. Germain Depository Institutions Act of 1982, 12 U.S.C. 1701j-3(d)) and with the prior approval of the Secretary, require immediate payment in full of all sums secured by this Security Instrument if:

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- (i) All or part of the Property, or a beneficial interest in a trust owning all or part of the Property, is sold or otherwise transferred (other than by devise or descent), and
- (ii) The Property is not occupied by the purchaser or grantee as his or her principal residence, or the purchaser or grantee does so occupy the Property but his or her credit has not been approved in accordance with the requirements of the Secretary.
- (c) No Waiver. If circumstances occur that would permit Lender to require immediate payment in full, but Lender does not require such payments, Lender does not waive its rights with respect to subsequent events.
- (d) Regulations of HUD Secretary. In many circumstances regulations issued by the Secretary will limit Lender's rights, in the case of payment definits, to require immediate payment in full and foreclose if not paid. This Security Instrument does not authorize acceleration or foreclosure if not permitted by regulations of the Secretary.
- (e) More a ye Not Insurance under the National Housing Act within 60 days from the date hereof, Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. A written statement of any authorized agent of the Secretary dated subsequent to 60 days from the date hereof, declining to insure his Security Instrument and the Note, shall be deemed conclusive proof of such ineligibility. Notwicker ading the foregoing, this option may not be exercised by Lender when the unavailability of insurance is solely due to Lender's failure to remit a mortgage insurance premium to the Secretary.
- 10. Reinstatement. Borrower has a right to be reinstated if Lender has required immediate payment in full because of Borrower's failure to pay an arrown due under the Note or this Security Instrument. This right applies even after foreclosure proceedings are instituted. To reinstate the Security Instrument, Borrower shall tender in a lump sum all amounts required to bring Borrower's account current including, to the extent they are obligations of Borrower under this Security Instrument, foreclosure was and reasonable and customary attorneys' fees and expenses properly associated with the foreclosure proceeding. Upon reinstatement by Borrower, this Security Instrument and the obligations that it secures shall remain in effect as if Lender had not required immediate payment in full. However, Lender is not required to permit reinstatement if: (i) Lender has accepted reinstatement after the commencement of foreclosure proceedings within two years imaginary for different grounds in the future, or (iii) reinstatement will adversely affect the priority of the lien created by this security Instrument.
- 11. Horrower Not Released; Forbearance By Lender Not a Waive. Extension of the time of payment or modification of amortization of the sums secured by this Security Instrument graved by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successor in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security In a numerate by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.
- 12. Successors and Assigns Bound; Joint and Several Linhility; Co-Signers. The covenzar and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower subject to the provisions of paragraph 9(b). Borrower's covenants and agreements shall be joint and several. Any borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without that Borrower's consent.



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- 13. Notices. Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to Lender's address stated herein or any address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.
- 14. Governing Law; Severability. This Security Instrument shall be governed by Federal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note are declared to be severable.
- 15. Berrov a's Copy. Borrower shall be given one conformed copy of the Note and of this Security Instrument.
- 16. Hazardous Substances. Borrower shall not cause or permit the presence, use, disposal, storage, or telease of any Hazardous Substances on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property that (s ii) violation of any Environmental Law. The preceding two sentences shall not apply to the presence, use, or storage of the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to no real residential uses and to maintenance of the Property.

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

As used in this paragraph 16, "Hazardous Solutiness" are those substances defined as toxic or hazardous substances by Environmental Law and the following solutiness: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volunde solvents, materials containing asbestos or formuldehyde, and radioactive materials. As used in this paragraph 16, "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, salety or environmental protection.

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

17. Assignment of Rents. Borrower unconditionally assigns and transfers to Lender all the tents and revenues of the Property. Borrower authorizes Lender or Lender's agents to collect the reats and revenues and hereby directs each senant of the Property to pay the rents to Lender or Lender's agents. However, prior to Lender's notice to Borrower of Borrower's breach of any covenant or agreement in the Security Instrumy of, Borrower shall collect and receive all rents and revenues of the Property as trustee for the benefit of Lender and Borrower. This assignment of rents constitutes an absolute assignment and not an assignment for additional security only.

If Lender gives notice of breach to Borrower: (a) all rents received by Borrower shall (e b ld by Borrower as trustee for henefit of Lender only, to be applied to the sums secured by the Security Instrument; (b) Lender shall be entitled to collect and receive all of the rents of the Property; and (c) each tenant of the Property shall may all rents due and ampaid to Lender or Lender's agent on Lender's written demand to the tenant.

Borrower has not executed any prior assignment of the rents and has not and will not perform any act that would prevent Lender from exercising its rights under this paragraph 17.

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

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18. Foreclosure Procedure. If Lender requires immediate payment in full under paragraph 9, Lender may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 18, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

If the Lender's interest in this Security Instrument is held by the Secretary and the Secretary requires immediate payment in full under Paragraph 9, the Secretary may invoke the nonjudicial power of sale provided in the Single Family Mactgage Foreciouse Act of 1994 ("Act") (12 U.S.C. 3751 et seq.) by requesting a foreciouse commissioner designated under the Act to commence foreciouse and to sell the Property as provided in the Act. Nothing in the preceding soutence shall deprive the Secretary of any rights otherwise available to a Lender under this Paragraph 18 or applicable law.

- 19. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument without charge to Borrower. Borrower shall pay any recordation costs.
  - 29. Waiver of his actend. Borrower waives all right of homestead exemption in the Property.

with this Security Instrument, the covers supplement the coverants and agreements Instrument. [Check applicable box(es)].  Condominium Rider  Planned Unit Development Rider	of this Security Instrument as if the	rider(s) were a part of this Security  X Other [specify]  NON-OWNER OCCUPANCY RIDER
	County	
		SOM CO

CAREL (HOS)

mar. 46.

BY SIGNING BELOW, Borrower accepts and agrees any rider(s) executed by Borrower and recorded with it.	to the terms contained in this Security Instrument and in
Witnesses:	They four Ens (Scal)
	EUROPEAN AMERICAN ASSOCIATION - Borrower BY JOHN HERMAN
	(Scal)
	-Borrower
(Scal) -Вопоми	(Scal) -Borrower
(Scal)	(Seal)
-Borrower	-Biorrower
(Scal)	(Seal)
Solo ka	-Bonower
STATE OF ILLINOIS, COOK  I. The World a Note  BUROPEAN AMERICAN ASSOCIATION BY JOHN HI	County 95:  ry [while in and for said county and state do hereby certify  ERMAN
	C/O/H
, perso	mally known to me to be the same person(s) whose name(s)
subscribed to the foregoing instrument, appeared before me signed and delivered the said instrument as	free and voluntary act, for the was and purposes therein
Given under my hand and official seal, this 291	th day of April 1997
My Commission Expires Associated SIAL OFFICIAL GROPESTO	Carula Galle
CARRE AND SEE OF MINISTER	Notary Public

Property of Cook County Clerk's Office

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FHA Care No.	<u>-</u>
131868432	

Loan Number: 9709437

#### NON-OWNER OCCUPANCY RIDER

April	N-OWNER OCCUPANCY RIDER is made this 29th day of 1997, and is incorporated into and shall be deemed to
Instrument") Note to	supplement the Mortgage, Deed of Trust or Security Deed ("Security of the same date given by the undersigned ("Borrower") to secure Borrower's
1400 10	LEGENT MORTGAGE COMPANY
	Ox ("Lender")
of the same	date, and covering the Property described in the Security Instrument and
located at:	5171 WEST WALANSIA AVENUE
	CHICAGO, ILLINO(S 60639
	If w porty Address]
	T
Security Instr A. Borr Security Instr	ONAL COVENANTS. In addition to the covenants and agreements in the ument, Borrower and Lender further covenant and agree as follows: ower represents that, notwithstanding the provisions of Paragraph 5 of the ument, (s)he does not intend to occupy the Property described in the Security a principal residence, and [mark applicable item(s)]:
X 1.	The Security Instrument is for a streamline refinance of a loan which was previously FHA-insured.
□ 2.	The Security Instrument is for a loan to be insured under Section 203(k) of the National Housing Act.
□ 3.	The Security Instrument applies to property sold under RUD Single Family
<b>4</b> .	Property Disposition Program and meets the requirements thereof.  The Borrower is an Indian Tribe as provided in Section 248 of the National Housing Act or a serviceperson who is unable to occupy the Property because of his or her duty assignment as provided in Section 216 or Subsection (b)(4) or (f) of Section 222 of the National Housing Act.
FHA Maltintate No	A Change Changes and Sides





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Internal Revenue of moderate income p  6 The Security Inst	rofit organization (qualified und Code) that intends to sell or le	ase the Property to low or so or will be a secondary
	rdship for Borrower.	
of Paragraph 9(b) of the Security beneficial interest in a trust of transferred to a purchaser or giprincipal residence.  EUROPEAN AMERICAN ASSOCIATION BY SIGNING BELOW, E	wning all or part of the Propramee who does not occupy to	or part of the Property, or a city, is sold or otherwise the Property as his or her
Non-Givner Occapioncy Rider		
Non-conner (conguncy Rider,	(541)	(Seal)
EUROPEAN AMERICAN ASSOCIATI BY JOHN HERMAN	(Sell) ON -Borrower	(Seal) -Borrower
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EUROPEAN AMERICAN ASSOCIATI	ONT.	
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EUROPEAN AMERICAN ASSOCIATI	ON -Borrower (Seal)	-Borrower (Seal)
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