

# UNOFFICIAL COPY

RECORD AND RETURN TO:  
PRISM MORTGAGE COMPANY

300 WEST HUBBARD-SUITE 222  
CHICAGO, ILLINOIS 60610

97367814

0667-01 RECORDING 441.50  
740012 TRAN 7287 05/23/97 10:28:00  
54119 : KF #-97-367814  
COOK COUNTY RECORDER

Prepared by:  
TAMARA FIELDS  
CHICAGO, ILLINOIS 60610

354000

## MORTGAGE

4150

THIS MORTGAGE ("Security Instrument") is given on **DECEMBER 17, 1996**. The mortgagor is **ADEDAYO O. DOHERTY, AN UNMARRIED PERSON**

("Borrower"). This Security Instrument is given to **PRISM MORTGAGE COMPANY**

which is organized and existing under the laws of **THE STATE OF ILLINOIS** and whose address is **350 WEST HUBBARD-SUITE 222 CHICAGO, ILLINOIS 60610** ("Lender"). Borrower owes Lender the principal sum of **EIGHTY ONE THOUSAND AND 00/100**

Dollar (U.S. \$ **81,000.00** )

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 **COOK** County, Illinois:

**UNIT 1-A AND GARAGE UNIT NUMBER 2 IN THE 'THE PRATT ON THE LARE CONDOMINIUM', AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED SEE ATTACHED RIDER FOR COMPLETE LEGAL DESCRIPTION**

11-32-400-035-1001  
11-32-400-035-1013

Parcel ID #: which has the address of **1057 WEST PRATT BOULEVARD-UNIT 1A**, **CHICAGO** (Town, City), Illinois **60626** (Zip Code) ("Property Address");

ILLINOIS State Family-FIDELITY/ILMNC UNIFORM  
RESTRICTION Form 3014 9/90  
Amended 2/94

Page 1 of 6 VAP MORTGAGE FORM - 800621-7291

DPS 1009

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Page 1 of 2

Form 2014

Form 2014

Form 2014

Handwritten initials and a checkmark.

TOGETHER WITH all the improvements 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 intended to be a Security Instrument in the "Property".

**BORROWER COVENANTS** The Borrower is lawfully 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 the Property against all claims and demands, subject to any encumbrances of record.

**THIS SECURITY INSTRUMENT** contains covenants covering the property and non-covenants covering the limited variations by jurisdiction to constitute a uniform security instrument covering real property.

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

1. **Payment of Principal and Interest:** Payment and Late Charges. Borrower shall promptly pay when due the principal of and interest on the debt evidenced by the Note and any promissory and late charges due under the Note.

2. **Paid for Taxes and Insurance.** Subject to applicable law or to a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") for: (a) yearly taxes and assessments which may have priority over this Security Instrument as a lien on the Property; (b) yearly household payments of any: (c) yearly hazard or property insurance premiums; (d) yearly flood insurance premiums; (e) any: (f) yearly mortgage insurance premiums, if any; and (g) any sums payable by Borrower to Lender, in accordance with the provisions of paragraph 8, in lieu of the payment of mortgage insurance premiums. These items are called "Escrow Items." Lender may, at any time, collect and hold Funds in an amount not to exceed the maximum amount a lender for a federally related mortgage loan may require for Borrower's escrow account under the federal Real Estate Settlement Procedures Act of 1974 as amended from time to time, 12 U.S.C. Section 2601 et seq. ("RESPA"), unless another law that applies to the Funds sets a lower amount. If no Lender may, at any time, collect and hold Funds in an amount not to exceed the lower amount. Lender may estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of funds. Escrow Items or otherwise in accordance with applicable law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, institutionally, or entity (including Lender, if Lender is such an institution) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items. Lender may not change Borrower's for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender (a) Borrower consent on the Funds and applicable law permits Lender to make such a change. However, Lender may require Borrower to pay a one-time charge for an independent real estate tax reporting service used by Lender in connection with the loan, and an applicable law provides otherwise. Unless an agreement is made or applicable law requires interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender may agree in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds, showing interest and debits to the Funds and the purpose for which such debt to the Funds was made. The Funds are pledged in addition to any other security for all sums secured by this Security Instrument.

If the Funds held by Lender exceed the amount permitted to be held by applicable law, Lender shall account to Borrower for the excess Funds in accordance with the requirements of applicable law. If the amount of the Funds held by Lender at any time is not sufficient to pay the Escrow Items when due, Lender may so notify Borrower in writing, and, in such case, Borrower shall pay to Lender the amount necessary to make up the deficiency. Borrower shall make up the deficiency in no more than twelve monthly payments, at Lender's sole discretion.

Lien payment in full of all sums secured by this Security Instrument. Lender shall promptly record to Borrower any Funds held by Lender. If, under paragraph 21, Lender shall acquire or sell the Property, Lender, prior to the acquisition or sale of the Property, shall apply any Funds held by Lender at the time of acquisition or sale as a lien against the sums secured by this Security Instrument.

3. **Application of Payments.** Unless applicable law provides otherwise, all payments received by Lender under paragraphs 1 and 2 shall be applied: first, to any prepayment charges due under the Note; second, to amounts due under paragraph 2; third, to interest due; and last, to any late charges due under the Note.

4. **Changing Lien.** Borrower shall pay all taxes, assessments, charges, dues and impositions attributable to the Property which may have priority over this Security Instrument, and household payments or ground rent, if any. Borrower shall pay these obligations to the extent provided in paragraph 2, or if not paid in that manner, Borrower shall pay them on time directly to the person owed payment. Borrower shall promptly furnish to Lender notices evidencing the payments. If Borrower makes these payments directly, Borrower shall promptly furnish to Lender notices evidencing the payments. Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the person owed payment; (b) agrees in a manner acceptable to Lender; (c) consents in good faith the lien existing in the payment of the obligation secured by the lien in a manner acceptable to Lender; or (d) consents to payment by, or directs against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien or (e) receives from the holder of the lien an agreement satisfactory to Lender authorizing the lien to be satisfied in the payment of the obligation secured by the lien in a manner acceptable to Lender.

5. **Assignment of Payments.** Unless applicable law provides otherwise, all payments received by Lender under paragraphs 1 and 2 shall be applied: first, to any prepayment charges due under the Note; second, to amounts due under paragraph 2; third, to interest due; and last, to any late charges due under the Note.

6. **Change of Lien.** Borrower shall pay all taxes, assessments, charges, dues and impositions attributable to the Property which may have priority over this Security Instrument, and household payments or ground rent, if any. Borrower shall pay these obligations to the extent provided in paragraph 2, or if not paid in that manner, Borrower shall pay them on time directly to the person owed payment. Borrower shall promptly furnish to Lender notices evidencing the payments. If Borrower makes these payments directly, Borrower shall promptly furnish to Lender notices evidencing the payments. Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the person owed payment; (b) agrees in a manner acceptable to Lender; (c) consents in good faith the lien existing in the payment of the obligation secured by the lien in a manner acceptable to Lender; or (d) consents to payment by, or directs against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien or (e) receives from the holder of the lien an agreement satisfactory to Lender authorizing the lien to be satisfied in the payment of the obligation secured by the lien in a manner acceptable to Lender.

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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 give 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 rights 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; Leasehold.** 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 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

*[Signature]*  
Name: *Acid*

97367814

Handwritten initials and a checkmark.

14. Notice. 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

13. Loan Changes. If the loan secured by this Security Instrument is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges shall be reduced by the amount necessary to reduce the charge to the maximum permitted by law, then (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the maximum permitted by law; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund is not made, the reduction will be treated as a partial prepayment without any prepayment charge under the Note.

12. Borrowers and Assigns Benefit, Lender and Several Liability; Co-debtors. The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 17. Borrower's covenants and agreements shall be joint and several. Any Lender who co-owns this Security Instrument but does not execute the Note: (a) is co-owning this Security Instrument only in the name of Lender, grant and convey the Note; (b) is not permitted to be a party to the Security Instrument; (c) is not permitted to be a party to the Security Instrument; and (d) agrees that Lender and any other Borrower may agree to amend, modify, forbear or rescind any commitments with regard to the terms of this Security Instrument or the Note without the Lender's consent.

11. Borrower Not to Surrender. Borrower shall not surrender, assign, or otherwise dispose of any right or remedy in connection with this Security Instrument by Lender in exercising any right or remedy that may be a matter of or provide the means for enforcement of the same secured by this Security Instrument by reason of any default made by the original Borrower or Borrower's successor proceedings against any successor in interest or refusal to accept the time for payment or otherwise modify any obligation to make the loan to the original Borrower or Borrower's successor in interest. Lender shall not be required to accept the surrender of the original Borrower or Borrower's successor in interest. Lender shall not be required to accept the surrender of the original Borrower or Borrower's successor in interest. Extension of the time for payment or modification of the terms of the Note shall not constitute a waiver. Extension of the time for payment or modification of the terms of the Note shall not constitute a waiver. Extension of the time for payment or modification of the terms of the Note shall not constitute a waiver.

10. Condition. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender.

9. Inspection. Lender or its agent may make reasonable entries upon and inspection of the Property. Lender shall give Borrower notice at the time of or prior to an inspection specifying reasonable cause for the inspection.

8. Insurance. Lender will accept, and will make these payments as a loan reserve in lieu of mortgage insurance. Loan reserve payments may no longer be required, in the opinion of Lender, if mortgage insurance coverage (in the amount and for the period that Lender requires) provided by an insurer approved by Lender again becomes available and is obtained. Borrower shall pay the premiums required to maintain mortgage insurance in effect, or to provide a loan reserve, until the requirements for mortgage insurance are met. Lender will accept, and will make these payments as a loan reserve in lieu of mortgage insurance. Loan reserve payments may no longer be required, in the opinion of Lender, if mortgage insurance coverage (in the amount and for the period that Lender requires) provided by an insurer approved by Lender again becomes available and is obtained. Borrower shall pay the premiums required to maintain mortgage insurance in effect, or to provide a loan reserve, until the requirements for mortgage insurance are met.

7. Event of a total taking of the Property, the proceeds shall be applied to the same secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. In the event of a partial taking of the Property in which the fair market value of the Property immediately before the taking is equal to or greater than the amount of the sum secured by the Security Instrument, the proceeds shall be applied to the same secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. In the event of a partial taking of the Property in which the fair market value of the Property immediately before the taking is less than the amount of the sum secured by the Security Instrument, the proceeds shall be applied to the same secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. In the event of a partial taking of the Property in which the fair market value of the Property immediately before the taking is less than the amount of the sum secured by the Security Instrument, the proceeds shall be applied to the same secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. In the event of a partial taking of the Property in which the fair market value of the Property immediately before the taking is less than the amount of the sum secured by the Security Instrument, the proceeds shall be applied to the same secured by this Security Instrument, whether or not then due, with any excess paid to Borrower.

6. Condition. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender.

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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's 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 made. 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

X \_\_\_\_\_  
Aed

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Form 2014 030

COOK COUNTY CLERK

My Commission Expires: 1-17-11

Handwritten signature: *Alfredo O. Doherty*  
day of *September*, 1996.  
HR/SIR

Given under my hand and official seal, this  
signed and delivered the said instrument as  
witnessed to the foregoing instrument, appeared before me this day in person, and acknowledged that  
personally known to me to be the same person(s) whose name(s)  
HR/SIR

ALFREDO O. DOHERTY, AN UNREGISTERED PERSON

County of COOK Public in and for said County and same do hereby certify

STATE OF ILLINOIS  
COOK

(Seal) \_\_\_\_\_ (Seal) \_\_\_\_\_

(Seal) \_\_\_\_\_ (Seal) \_\_\_\_\_

(Seal) \_\_\_\_\_ (Seal) \_\_\_\_\_

ALFREDO O. DOHERTY

BY SIGNING BELOW, Borrower accepts and agrees to the terms and conditions contained in the Security Instrument and  
in any other(s) executed by Borrower and recorded with it.

- Adjustable R.A. Rider
- VA Rider
- Condominium Rider
- Planned Unit Development Rider
- Risk Improvement Rider
- Other(s) (specify)
- 1-4 Family Rider
- Biweekly Payment Rider
- Second Home Rider

(Check applicable to rider(s))

20. If there is this Security Instrument, it one or more riders are executed by Borrower and recorded together with the  
Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement  
the covenants and agreements of this Security Instrument as if the rider(s) were a part of the Security Instrument.

21. Where of Borrower, Borrower waives all right of innocent exception in the Property.

22. Payment. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument  
without charge to Borrower. Borrower shall pay any recording costs.

23. Insuring. Notwithstanding, Lender shall be entitled to collect all expenses incurred in insuring the premises provided in this paragraph  
provided, Lender shall be entitled to collect all expenses incurred in insuring the premises provided in this paragraph  
incurred by this Security Instrument without further demand and may require immediate payment in full of all sums  
or before the date specified in the notice, Lender, at its option, may require immediate payment in full of all sums  
non-occurrence of a default or any other default of Borrower in accordance with the provisions of the Security Instrument.

(b) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums  
secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. The notice shall further  
inform Borrower of the right to reinstate after acceleration and the right to cure in the foreclosure proceedings.

(c) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums  
secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. The notice shall further  
inform Borrower of the right to reinstate after acceleration and the right to cure in the foreclosure proceedings.

applicable law provides otherwise. The notice shall specify: (a) the default; (b) the action required to cure the default;

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RIDER - LEGAL DESCRIPTION

UNIT 1-A AND GARAGE UNIT NUMBER 2 IN THE 'THE PRATT ON THE LAKE CONDOMINIUM', AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE WEST 100 FEET OF LOT 1 IN BLOCK 1 IN HERDIEN, HOFFLUND AND CARSON'S NORTH SHORE ADDITION TO CHICAGO IN THE SOUTH EAST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 21624323 TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

11-32-400-035-1001

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Property of Cook County Clerk's Office



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## ADJUSTABLE RATE RIDER

(1 Year Treasury Index - Rate Caps)

3148006

THIS ADJUSTABLE RATE RIDER is made this 17TH 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 Adjustable Rate Note (the "Note") to PRISM MORTGAGE COMPANY (the "Lender") of the same date and covering the property described in the Security Instrument and located at:

1057 WEST PRATT BOULEVARD-UNIT 1A, CHICAGO, ILLINOIS 60626  
*(Property Address)*

THE NOTE CONTAINS PROVISIONS ALLOWING FOR CHANGES IN THE INTEREST RATE AND THE MONTHLY PAYMENT. THE NOTE LIMITS THE AMOUNT THE BORROWER'S INTEREST RATE CAN CHANGE AT ANY ONE TIME AND THE MAXIMUM RATE THE BORROWER MUST PAY.

**ADDITIONAL COVENANTS.** 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 7.2500 %. The Note provides for changes in the interest rate and the monthly payments, as follows:

### 4. INTEREST RATE AND MONTHLY PAYMENT CHANGES

#### (A) Change Dates

The interest rate I will pay may change on the first day of JANUARY 1, 1999, and on that day every 12th 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 1 year, as made available by the Federal Reserve Board. The most recent Index figure available as of the date 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 which is based upon 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 TWO AND THREE FOURTHS percentage point(s) (2.7500 %) to the Current Index. The Note Holder will then round the result of this addition to the nearest one-eighth of one percentage point (0.125%). Subject to the limits stated in Section 4(D) below, this rounded amount will be my new interest rate until the next Change Date.

97567814

*[Handwritten Signature]*

\_\_\_\_\_  
(Name)

\_\_\_\_\_  
(Name)

\_\_\_\_\_  
(Name)

\_\_\_\_\_  
(Name)

\_\_\_\_\_  
(Name)

\_\_\_\_\_  
(Name)

ADRAYO O. DOHERTY  
*Adrayo O. Doherty*

Page 1 of 2

BY SIGNING BELOW, Borrower accepts and agrees to the terms and conditions contained in the Adjustable

Rate Rider:  
Without further notice or demand on Borrower, Lender may increase the interest rate on the Loan to the maximum rate permitted by the Security Instrument.

If Lender exercises the option to require immediate payment in full, 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 the Security Instrument. If Borrower fails to pay these

sums within the time specified in the notice, Lender reserves the right to accelerate the Loan and to take any action permitted by the Security Instrument. Borrower will continue to be obligated under the Note and this Security Instrument

according to Lender and that obligates the Borrower to keep all the payments and agreements made in the Note and this Security Instrument. Lender may also require the Borrower to sign an assignment agreement that is

acceptable to Lender. To the extent permitted by applicable law, Lender may charge a reasonable fee as a condition to Lender's

the Security Instrument is acceptable to Lender. Lender will not be liable for the loss of or damage to the property or any part of the property or any

interest in it if a new loan were made to the Borrower; and (b) Lender may not be liable for the loss of or damage to the property or any part of the property or any

interest in it if a new loan were made to the Borrower; and (b) Lender may not be liable for the loss of or damage to the property or any part of the property or any

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## CONDOMINIUM RIDER

THIS CONDOMINIUM RIDER is made this 17TH 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 PRISM MORTGAGE COMPANY

(the "Lender")

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

1057 WEST PRATT BOULEVARD-UNIT 1A, CHICAGO, ILLINOIS 60626

(Property Address)

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

PRATT ON THE LAKE CONDOMINIUMS

(Name of Condominium Project)

(the "Condominium Project"). If an owners association or other entity which acts for the Condominium Project (the "Owners Association") holds title to property for the benefit or use of its members or shareholders, the Property also includes Borrower's interest in the Owners Association and the uses, proceeds and benefits of Borrower's interest.

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

**A. Condominium Obligations.** Borrower shall perform all of Borrower's obligations under the Condominium Project's Constituent Documents. The "Constituent Documents" are the: (i) Declaration or any other document which creates the Condominium Project; (ii) by-laws; (iii) code of regulations; and (iv) other equivalent documents. 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 on the Condominium Project 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.

In the event of a distribution of hazard insurance proceeds in lieu of restoration or repair following a loss to the Property, whether to the unit or to common elements, any proceeds payable to Borrower are hereby assigned and shall be paid to Lender for application 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.

*[Handwritten Signature]*

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\_\_\_\_\_  
 (Print Name)

\_\_\_\_\_  
 (Print Name)

\_\_\_\_\_  
 (Print Name)

\_\_\_\_\_  
 (Print Name)

\_\_\_\_\_  
 (Print Name)

*[Handwritten Signature]*  
 ALDAMO C. DOHERTY

BY SIGNING BELOW, Borrower agrees and agrees to the terms and provisions contained in this Condominium

Leader to Borrower regarding payment.  
 Borrower agrees to the terms and shall be payable, with interest, upon notice from  
 the Security Association. Unless Borrower and Leader agree to other terms of payment, these amounts shall  
 be paid by Borrower under the paragraph F shall become additional debt of Borrower secured  
 by the Security Association. If Borrower does not pay condominium dues and assessments when due, then Leader may pay  
 them. Any amount advanced by Leader under this paragraph F shall become additional debt of Borrower secured  
 by the Security Association unassignable to Leader.

(iv) any action which would have the effect of rendering the public liability insurance coverage  
 provided by the Owners Association unassignable to Leader.  
 (iii) retention of professional management and assignment of self-management of the Owners  
 Association.  
 (ii) any amendment to any provision of the Condominium Documents if the provision is for the express  
 benefit of Leader;

(i) the abandonment or retention of the Condominium Project, except for abandonment or  
 retention 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.

F. Leader's Prior Consent. Borrower shall not, except after notice to Leader and with Leader's prior  
 written consent, either partition or subdivide the Property or consent to:

B. Condominium. 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 Property, whether of the  
 unit or of the common elements, or for any conveyance in lieu of condemnation, are hereby assigned and shall be  
 paid to Leader. Such proceeds shall be applied by Leader to the sums secured by the Security Association as  
 provided in Unitowners' Covenant 10.

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