



RECORDED MAIL TO:

SPACE ABOVE FOR RECORDERS USE

MSN SV-79 / DOCUMENT CONTROL DEPT.
P.O. BOX 10265
VAN NUYS, CALIFORNIA 91410-0266

Prepared by: P. HACKNEY
FULL SPECTRUM LENDING, INC.
1533 LEE STREET
DES PLAINES, IL 60018

LOAN #: 2710441

ESCROW/CLOSING #: 39506

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on June 30, 1998
ERIN BREEN, A SINGLE PERSON

The mortgagor is

("Borrower"). This Security Instrument is given to
FULL SPECTRUM LENDING, INC.

which is organized and existing under the laws of NEW YORK
55 SOUTH LAKE AVENUE, 4th FLOOR PASADENA, CA 91101

and whose address is

("Lender"). Borrower owes Lender the principal sum of
FIFTY FIVE THOUSAND and 00/100

Dollars (U.S. \$ 55,000.00). This debt is evidenced by Borrower's note dated the same date as
Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and
July 1, 2028 . This Security Instrument secures to Lender: (a) the repayment of the debt evid

Note, with interest, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums,
advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of borrower
and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant
to Lender the following described property located in COOK County, Illinois:

11-18-208-021-1027

ILLINOIS - Single Family - Fannie Mae/Freddie Mac UNIFORM INSTRUMENT
^ CHL (10/96) CHL (10/96) VMP MORTGAGE FORMS - (800)521-7291

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98688081

LOAN #: 271044

UNIT 603 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LAKEVIEW TERRACE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 25506674, IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel ID#: 11-18-208-021-1027

which has the address of 1738 CHICAGO AVENUE CONDO #603 EVANSTON

[Street, City]

Illinois 60201- ("Property Address");

[Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appur 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 lawfully seized of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with 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; Prepayment and Late Charges. Borrower shall promptly pay with principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note.

2. Funds for Taxes and Insurance. Subject to applicable law or to a written waiver by Lender, Borrower shall, on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") for: (a) taxes and assessments which may attain priority over this Security Instrument as a lien on the Property; (b) yearly leasehold or ground rents on the Property, if any; (c) yearly hazard or property insurance premiums; (d) yearly flood insurance premiums, if any; (e) yearly mortgage insurance premiums, if any, and (f) 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 federal mortgage loan may require for Borrower's escrow account under the federal Real Estate Settlement Procedures Act, as amended from time to time, 12 U.S.C. Section 2601 *et seq.* ("RESPA"), unless another law that applies to the Fund amount. If so, Lender may, at any time, collect and hold Funds in an amount not to exceed the lesser amount. Lender shall estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items otherwise in accordance with applicable law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentally, or in 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 charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or the Escrow Items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make a charge. However, Lender may require Borrower to pay a one-time charge for an independent real estate tax reporting service. Lender in connection with this loan, unless applicable law provides otherwise. Unless an agreement is made or a charge requires interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender may agree in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower, with annual accounting of the Funds, showing credits and debits to the Funds and the purpose for which each debit to the Funds is made. The Funds are pledged as additional security for all sums secured by this Security Instrument.

If the Funds held by Lender exceed the amounts 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 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 monthly payments, at Lender's sole discretion.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower the amount held by Lender. If, under paragraph 21, Lender shall acquire or sell the Property, Lender, prior to the acquisition



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Property, shall apply any Funds held by Lender at the time of acquisition or sale as a credit against the sums se Security Instrument.

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

4. Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to which may attain priority over this Security Instrument, and leasehold payments or ground rents, if any. Borrower s obligations in the manner provided in paragraph 2, or if not paid in that manner, Borrower shall pay them on time c person owed payment. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this j Borrower makes these payments directly. Borrower shall promptly furnish to Lender receipts evidencing the payments

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) contests in good by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to enforcement of the lien; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinat this Security Instrument. If Lender determines that any part of the Property is subject to a lien which may attain pri Security Instrument, Lender may give Borrower a notice identifying the lien. Borrower shall satisfy the lien or take 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 insured against loss by fire, hazards included within the term "extended coverage" and any other hazards, includ flooding, for which Lender requires insurance. This insurance shall be maintained in the amounts and for the period requires. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's approval w be unreasonably withheld. If Borrower fails to maintain coverage described above, Lender may, at Lender's o 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. have the right to hold the policies and renewals. If Lender requires, Borrower shall promptly give to Lender all re premiums and renewal notices. In the event of loss, Borrower shall give prompt notice to the insurance carrier and L 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 Property damaged, if the restoration or repair is economically feasible and Lender's security is not lessened. If the repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applic secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. If Borrower Property, or does not answer within 30 days a notice from Lender that the insurance carrier has offered to settle Lender may collect the insurance proceeds. Lender may use the proceeds to repair or restore the Property or to pay 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 exten the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of the payments. If und 21 the Property is acquired by Lender, Borrower's right to any insurance policies and proceeds resulting from d Property prior to the acquisition shall pass to Lender to the extent of the sums secured by the Security Instrument prior to the acquisition.

6. Occupancy, Preservation, Maintenance and Protection of the Property; Borrower's Loan Application; Borrower shall occupy, establish, and use the Property as Borrower's principal residence within sixty days after the this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for a least one date of occupancy, unless Lender otherwise agrees in writing, which consent shall not be unreasonably withbe extenuating circumstances exist which are beyond Borrower's control. Borrower shall not destroy, damage or repair allow the Property to deteriorate, or commit waste on the Property. Borrower shall be in default if any forfei proceeding, whether civil or criminal, is begun that in Lender's good faith judgment could result in forfeiture of the otherwise materially impair the lien created by this Security Instrument or Lender's security interest. Borrower ma default and reinstate, as provided in paragraph 18, by causing the action or proceeding to be dismissed with a r Lender's good faith determination, precludes forfeiture of the Borrower's interest in the Property or other material i the lien created by this Security Instrument or Lender's security interest. Borrower shall also be in default if Borrow loan application process, gave materially false or inaccurate information or statements to Lender (or failed to provide any material information) in connection with the loan evidenced by the Note, including, but not limited to, re concerning Borrower's occupancy of the Property as a principal residence. If this Security Instrument is on a leaseho shall comply with all the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and the 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 this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Proper proceeding in bankruptcy, probate, for condemnation or forfeiture or to enforce laws or regulations), then Lender ma for whatever is necessary to protect the value of the Property and Lender's rights in the Property. Lender's actions

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paying any sums secured by a lien which has priority over this Security Instrument, appearing in court, paying attorneys' fees and entering on the Property to make repairs. Although Lender may take action under this paragraph does not have to do so.

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

8. Mortgage Insurance. If Lender required mortgage insurance as a condition of making the loan secured by Instrument, Borrower shall pay the premiums required to maintain the mortgage insurance in effect. If, for any mortgage insurance coverage required by Lender lapses or ceases to be in effect, Borrower shall pay the premium obtain coverage substantially equivalent to the mortgage insurance previously in effect, at a cost substantially equivalent to Borrower of the mortgage insurance previously in effect, from an alternate mortgage insurer approved to substantially equivalent mortgage insurance coverage is not available, Borrower shall pay to Lender each month a one-twelfth of the yearly mortgage insurance premium being paid by Borrower when the insurance coverage lapsed be in effect. Lender will accept, use and retain these payments as a loss reserve in lieu of mortgage insurance. payments may no longer be required, at the option of Lender, if mortgage insurance coverage (in the amount and of that Lender requires) provided by an insurer approved by Lender again becomes available and is obtained. Borrower premiums required to maintain mortgage insurance in effect, or to provide a loss reserve, until the requirement insurance ends in accordance with any written agreement between Borrower and Lender or applicable law.

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

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

In the event of a total taking of the Property, the proceeds shall be applied to the sums 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 value of the Property immediately before the taking is equal to or greater than the amount of the sums secured by Instrument immediately before the taking, unless Borrower and Lender otherwise agree in writing, the sums secured by Security Instrument shall be reduced by the amount of the proceeds multiplied by the following fraction: (a) the total of the sums secured immediately before the taking, divided by (b) the fair market value of the Property immediately before the taking. Any balance shall be 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 sums secured immediately before the taking, unless Borrower and Lender otherwise agree in writing or unless applicable law otherwise provides, the proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemnor offer award or settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is received, Lender is authorized to collect and apply the proceeds, at its option, either to restoration or repair of the Property or to the satisfaction of the sums secured by this Security Instrument, whether or not then due.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend to the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of such payments.

11. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest shall not operate to release the liability of the original Borrower or Borrower's successors in interest. Lender shall not commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify any of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successor 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 Liability; Co-signers. The covenants and agreements contained in this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the terms of paragraph 17. 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 to Lender its 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 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. Loan Charges. If the loan secured by this Security Instrument is subject to a law which sets maximum and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded. 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 reduces principal, the reduction will be treated as a partial prepayment without any prepayment under the Note.

14. Notices. Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to the 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 jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note, but shall be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note are 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 the Property 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 remedy provided 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 the 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) pay all sums which then would be due under this Security Instrument and the Note as if no acceleration had occurred; (b) cure the default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including but not limited to, reasonable attorneys' fees; and (d) takes such action as Lender may reasonably require to assure that the obligations under this Security Instrument, Lender's rights 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 hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply to an 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 identity of the "Loan Servicer" that collects monthly payments due under the Note and this Security Instrument. There may be more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower shall 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 the information required by applicable law.

20. Hazardous Substances. Borrower shall not cause or permit the presence, use, disposal, storage, or release of 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 release of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential use and to maintenance of the Property.

Borrower shall promptly give Lender written notice of any investigation, claim, demand, lawsuit or other governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environ-

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LOAN #: 271044

of which Borrower has actual knowledge. If Borrower learns, or is notified by any governmental or regulatory authority removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall perform necessary remedial actions in accordance with Environmental Law.

As used in this paragraph 20, "Hazardous Substances" are those substances defined as toxic or hazardous under Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive material. This paragraph 20, "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located 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, if applicable law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (c) that failure to cure the default on or before the date specified in the notice may result in acceleration of the loan by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. The notice shall also inform Borrower of the right to reinstate the loan after acceleration and the right to assert in the foreclosure proceeding the non-occurrence of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, Lender, at its option, may require immediate payment in full of all sums secured by this Security Instrument without further demand and 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 21, including but not limited to, reasonable attorneys' fees and costs of litigation.

22. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument to Borrower. Borrower shall pay any recordation costs. Lender may charge Borrower a fee for releasing this Security Instrument only if the fee is paid to a third party for services rendered and the charging of the fee is permitted under applicable law.

23. Waiver of Homestead. Borrower waives all right of homestead exemption in the Property.

24. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this 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 this Security Instrument.

[Check applicable box(es)]

- | | | |
|--------------------------------------------------------------|---------------------------------------------------------|----------------------------------------------|
| <input checked="" type="checkbox"/> Adjustable Rate Rider(s) | <input checked="" type="checkbox"/> Condominium Rider | <input type="checkbox"/> 1-4 Family Rider |
| <input type="checkbox"/> Graduated Payment Rider | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> Bi-weekly Payment R |
| <input type="checkbox"/> Balloon Rider | <input type="checkbox"/> Rate Improvement Rider | <input type="checkbox"/> Second Home Rider |
| <input type="checkbox"/> VA Rider | <input type="checkbox"/> Other(s) [specify] | |

[Handwritten Signature]

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LOAN #: 271044

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instr
any rider(s) executed by Borrower and recorded with it.

Witnesses:

Erin Breen

ERIN BREEN

Property of COOK

STATE OF ILLINOIS,

County ss:

1. *the undersigned*
Erin Breen

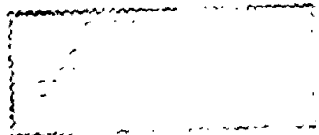
Notary Public in and for said county and state do hereby *state*

, personally known to me to be the same person(s) w/
subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that *she*
signed and delivered the said instrument as *her* free and voluntary act, for the uses and purposes therein set f

Given under my hand and official seal, this *30th* day of *June* *2008*.

My Commission Expires: *12-31-2010*

Julian Wilson
Notary Public



Clerk's Office

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CONDOMINIUM RIDER

WHEN RECORDED MAIL TO:

MSN SV-79 / DOCUMENT CONTROL DEPT
P.O. BOX 13266
VAN NUYS, CALIFORNIA 91410-0266

SPACE ABOVE FOR RECORDERS USE

PARCEL ID #: 11-18-208-021-1027
Prepared by: P. HACKNEY

LOAN #: 2710441
ESCROW/CLOSING #: 39506

FULL SPECTRUM LENDING, INC.
1533 LEE STREET
DES PLAINES, IL 60018-

THIS CONDOMINIUM RIDER is made this 30th day of June, 1998, 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 FULL SPECTRUM LENDING, INC. (the "Lender") of the same date and covering the Property described in the Security Instrument and located at: 1738 CHICAGO AVENUE CONDO #603, EVANSTON IL, 60201- [Property Address]

MULTISTATE CONDOMINIUM RIDER - Single Family - Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

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8U (9705)01 CHL (09/97) VMP MORTGAGE FORMS - (800)521-7291

Initials:

Form 2140
[Handwritten Signature]

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

[Name of Condominium Project]

(the "Condominium Project"). If the 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 covenant 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 other document which creates the Condominium Project; (ii) by-laws; (iii) code of regulations; and (iv) 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 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 of the Property, whether to the unit or to common elements, any proceeds payable to Borrower are hereby assigned to Lender and shall be paid to Lender for application to the sums secured by the Security Instrument, with any excess to Borrower.

C. Public Liability Insurance. Borrower shall take such actions as may be reasonable to insure if the Owners Association maintains a public liability insurance policy acceptable in form, amount, and extent of coverage to Lender.

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LOAN #: 2710441

D. Condemnation. 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 unit or of the common elements, or for any conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender. Such proceeds shall be applied by Lender to the sums secured by the Security Instrument provided in Uniform Covenant 10.

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

(i) the abandonment or termination of the Condominium Project, except for abandonment or termination required by law in the case of substantial destruction by fire or other casualty or in the case of taking by condemnation or eminent domain;

(ii) any amendment to any provision of the Constituent Documents if the provision is for the benefit of Lender;

(iii) termination of professional management and assumption of self-management of the Condominium Association; or

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

F. Remedies. If Borrower does not pay condominium dues and assessments when due, then Lender may pay them. Any amounts disbursed by Lender under this paragraph F shall become additional debt of Borrower secured by the Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Note rate and shall be payable, with interest, upon demand from Lender to Borrower requesting payment.

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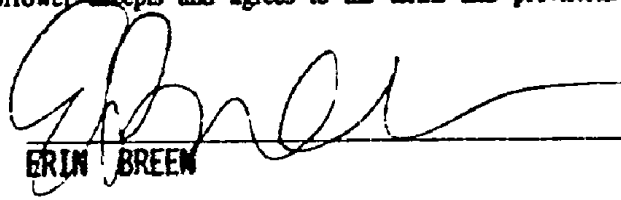
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LOAN #: 2710441

BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions contained in Condominium Rider.


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ADJUSTABLE RATE RIDER
(LIBOR Index - Rate Caps)

WHEN RECORDED CALL TO:

MSN SV-79 / DOCUMENT CONTROL DEPT.
P.O. BOX 10266
VAN NUYS, CALIFORNIA 91410-0266

SPACE ABOVE FOR RECORDERS USE

PARCEL ID #: 11-18-208-021-1027
Prepared by: P. HACKNEY


FULL SPECTRUM LENDING, INC.
1533 LEE STREET
DES PLAINES, IL 60018-

LOAN #: 2710441

ESCROW/CLOSING #: 39506

THIS ADJUSTABLE RATE RIDER is made this 30th day of June, 1998, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Trust or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Adjustable Note (the "Note") to
FULL SPECTRUM LENDING, INC.

MULTISTATE ADJUSTABLE RATE RIDER - LIBOR INDEX - Single Family
1J1931US (09/97) Page 1 of 4
CONV
BC - ARM Rider

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LOAN #: 2710441

(the "Lender") of the same date and covering the property described in the Security Instrument and located at
1738 CHICAGO AVENUE CONDO #603, EVANSTON IL, 60201-

[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 6.000 %. The Note provides for changes in 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 July, 2000, and on that day six months 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 average of interbank offered rates for six-month U.S. dollar-denominated deposits in the London market ("LIBOR") published in *The Wall Street Journal*. The most recent Index figure available as of the date 45 days before the Change Date is called the "Current Index."

If the Index is no longer available, the Note Holder will choose a new index that is based 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 FIVE percentage point(s) (5.000 %) 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.

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LOAN #: 2710441

The Note Holder will then determine the amount of the monthly payment that would be sufficient to repay unpaid principal that I am expected to owe at the Change Date in full on the Maturity Date at my new interest rate in substantially equal payments. The result of this calculation will be the new amount of my monthly payment.

(D) Limits on Interest Rate Changes

The interest rate I am required to pay at the first Change Date will not be greater than 7.500 % than 6.000 %. Hereafter, my interest rate will never be increased or decreased on any single Change Date by more than ONE & ONE-HALF percentage point(s) (1.500 %) from the rate of interest I have been paying for the preceding six months. My interest rate will never be greater than 13.000 % or less than 6.000 %.

(E) Effective Date of Change

My new interest rate will become effective on each Change Date. I will pay the amount of my new monthly payment beginning on the first monthly payment date after the Change Date until the amount of my monthly payment changes again.

(F) Notice of Changes

The Note Holder will deliver or mail to me a notice of any changes in my interest rate and the amount of my monthly payment before the effective date of any change. The notice will include information required by law to be given me and also the title and telephone number of a person who will answer any question I may have regarding the notice.

B. TRANSFER OF THE PROPERTY OR A BENEFICIAL INTEREST IN BORROWER

Uniform Covenant 17 of the Security Instrument is amended to read as follows:

Transfer of the Property or a Beneficial Interest in Borrower. If all or any part of the Property or 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 the option to require immediate payment in full, Lender shall give Borrower no notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered 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.

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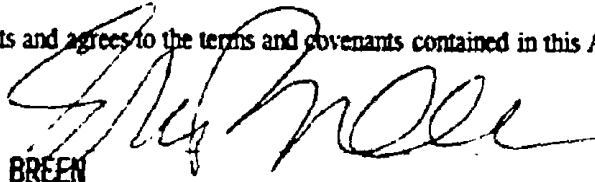
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LOAN #: 2710441

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Adj
Rate Rider.

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