

# UNOFFICIAL COPY

Form #20

3779481

Certificate No. 1416011 Document No. \_\_\_\_\_

TO THE REGISTRAR OF TITLES  
COOK COUNTY, ILLINOIS:

You are directed to register the Document hereto attached  
on the Certificate 1416011 indicated affecting the  
following described premises, to-wit:

Lot 128 in Meadow Edge Unit 3, being a subdivision in the South  $\frac{1}{2}$   
of the Southeast  $\frac{1}{4}$  of Section 27, Township 42 North, Range 10, and  
the Northeast  $\frac{1}{4}$  of Section 34, Township 42 North, Range 10, East  
of the Third Principal Meridian, according to the plat thereof  
registered in the Office of the Registrar of titles of Cook County,  
Illinois, on December 16, 1975 as document 2846687, in Cook  
County, Illinois.

Permanent Tax Number: 02-34-200-103

Section \_\_\_\_\_ Township \_\_\_\_\_ North, Range \_\_\_\_\_ East of the  
Third Principal Meridian, Cook County, Illinois.

CHICAGO, ILLINOIS

3-15-1989

*[Signature]*  
\_\_\_\_\_  
REGISTRAR OF TITLES OF ILLINOIS  
120 W. MADISON  
CHICAGO, ILLINOIS 60601  
SEX 97

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## SECURITY HOMESTEAD ASSOCIATION

100 WEST WASHINGTON STREET, SUITE 100, CHICAGO, ILLINOIS 60601  
TEL: (312) 467-1000

January 30, 1989

We, the undersigned, hereby consent to the modification agreement modifying the mortgage dated June 23, 1988 and filed on June 28, 1988 as document number 3718990 and Torrens Certificate Number 1/1416011 in the amount of Ninety Five Thousand (95,000.00).

Debra C. Bearegard  
Asst. Vice President  
Manager, Quality Control

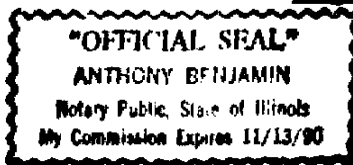
Dale Quicy  
Senior Vice President  
Chief Lender Officer

OCB STATE OF ILLINOIS, COUNTY OF COOK,  
I, The undersigned, A NOTARY PUBLIC IN AND FOR SAID COUNTY  
AND STATE, DO HEREBY CERTIFY THAT DEBRA C. BEAREGARD AND  
DALE QUICY, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S)  
WHOSE NAME(S) SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED  
BEFORE ME THIS DAY IN PERSON, AND ACKNOWLEDGED THAT THEY SIGNED  
AND DELIVERED THE SAID INSTRUMENT AS THEIR FREE AND VOLUNTARY ACT,  
FOR THE USES AND PURPOSES THEREIN SET FORTH.

RE: PEDERSEN, Phillip and Joyce  
SAH #11-101295-4

GIVEN UNDER MY HAND AND OFFICIAL SEAL,  
THIS 30th DAY OF JANUARY, 1989  
MY COMMISSION EXPIRES: 11/13/90

NOTARY PUBLIC



AS Assigned By Doc # 3768724  
AND AS CURRENT HOLDERS  
MAKE NOTE.

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# PLANNED UNIT DEVELOPMENT RIDER

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THIS PLANNED UNIT DEVELOPMENT RIDER is made this 23rd day of June, 1988, 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 Illinois Mortgage Associates, Ltd., its successors and or assigns (the "Lender") of the same date and covering the Property described in the Security Instrument and located at:  
105 Edgewood Court, Rolling Meadows, Illinois 60008  
[Property Address]

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

Declarations, Covenants and Restrictions (the "Declaration"). The Property is a part of a planned unit development known as

The Meadow Edge Unit 3 Homeowners' Association  
[Name of Planned Unit Development]

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

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

**A. PUD Obligations.** Borrower shall perform all of Borrower's obligations under the PUD's Constituent Documents. The "Constituent Documents" are the: (i) Declaration; (ii) articles of incorporation, trust instrument or any equivalent document which creates the Owners Association; and (iii) any by-laws or other rules or regulations of the Owners Association. Borrower shall promptly pay, when due, all dues and assessments imposed pursuant to the Constituent Documents.

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

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

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

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

In the event of a distribution of hazard insurance proceeds in lieu of restoration or repair following a loss to the Property or to common areas and facilities of the PUD, any proceeds payable to Borrower are hereby assigned and shall be paid to Lender. Lender shall apply the proceeds to the sums secured by the Security Instrument, with any excess paid to Borrower.

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

**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 or the common areas and facilities of the PUD, or for any conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender. Such proceeds shall be applied by Lender to the sums secured by the Security Instrument as provided in Uniform Covenant 9.

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

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

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

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

or

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

**F. Remedies.** If Borrower does not pay PUD 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 notice from Lender to Borrower requesting payment.

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

*Phillip A. Pedersen* (Seal) Borrower

*Joyce A. Pedersen* (Seal) Borrower

..... (Seal) Borrower

..... (Seal) Borrower

LTR Attached AS TO (CMT) Approval.

3779181

# UNOFFICIAL COPY

STATE OF ILLINOIS,

COUNTY SS: *DeWitt*

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I, *Lisa Ann Meyer*, a Notary Public in and for said county and state, do hereby certify that *Phillip A. Pedersen* and *Jose A. Pedersen* <sup>His wife</sup> personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that *they* signed and delivered the said instrument as *their* free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this *23<sup>rd</sup>* day of *June*, 19 *88*  
My Commission Expires: *7-29-91*

*Lisa Ann Meyer*  
Notary Public



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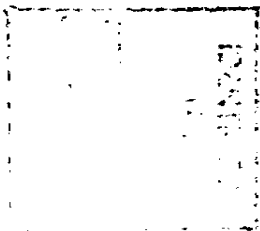
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89 MAR 15 PM 1:45  
CAROL JOHNSON, CLERK  
REGISTERED OF TITLES  
3779484  
IN DUPLICATION

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