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2. Monthly Payments of Taxes, Insurance and Other Charges. Borrower shall include in each monthly payment, together with the principal and interest as set forth in the Note and any late charges, an installment of any (a) taxes and special assessments levied or to be levied against the Property, (b) leasehold payments or ground rents on the Property, and (c) premiums for insurance required by Paragraph 4.

1. Payment of Principal, Interest and Late Charge. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and late charges due under the Note.

BORROWER COVENANTS that 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.

TOGETHER WITH all the improvements now or hereafter erected on the property, and all unsevered, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all 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 related to in this Security Instrument as the "Property."

Illinois 60016 ("Property Address");
 (Street) 9368 BAY COLONY, UNIT 659
 (City) DES PLAINES
 which has the address of

3941975

NOTE IDENTIFIED

SEE ATTACHED LEGAL DESCRIPTION

under Paragraph 6 to protect the security of the 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:

whose address is 9368 BAY COLONY, UNIT 659
 DES PLAINES, ILLINOIS 60016
 FIRST HOME MORTGAGE CORPORATION, AN ILLINOIS CORPORATION
 which is organized and existing under the laws of THE STATE OF ILLINOIS
 address is 419A EAST BOLLID AVENUE
 MOUNT PROSPECT, ILLINOIS 60056
 SIXTY SEVEN THOUSAND NINE HUNDRED AND 00/100
 Dollars (U.S. \$ 67,900.00). 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 FEBRUARY 01, 2021.
 This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewal, extensions and modifications; (b) the payment of all other sums, with interest, advanced under Paragraph 6 to protect the security of the 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:

THIS MORTGAGE ("Security Instrument") is given on JANUARY 31, 1991, by BORIS SHARITS AND LYBOV SHARITS, HUSBAND AND WIFE

FHA Case No. 131 : 6295693/734
 240458-3

MORTGAGE

State of Illinois

(Space Above This Line For Recording Data)

3941975

RECORD AND RETURN TO:
 CENTRAL MORTGAGE CORPORATION, DOCUMENT CONTROL DEPARTMENT
 1251 N. PLUM GROVE RD-SUITE 105
 SCHUMBURG, IL 60173

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

L.S.
Boris S.

7. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in place of condemnation, are hereby assigned and shall be paid to Lender to the extent of the full amount of the indebtedness that remains unpaid under the Note and this Security Instrument. Lender shall apply such proceeds to the reduction of the indebtedness under the Note and this Security Instrument, first to any delinquent amount applied in the order provided in Paragraph 3, and then to prepayment of principal. Any application

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

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

6. Charges to Borrower and Protection of Lender's Rights in the Property. Borrower shall pay all governmental or municipal charges, taxes and impositions that are not included in Paragraph 2. Borrower shall pay these obligations on time directly or request Borrower shall promptly furnish to Lender receipts evidencing these payments.

5. Preservation and Maintenance of the Property, Leasehold, Lessor's Interest, and the Lease. Borrower shall not be permitted to subdivide, lease, or otherwise dispose of the Property, or allow the Property to deteriorate, reasonably wear and tear, except as provided in Paragraph 2, or to allow the Property to be damaged or destroyed, or to allow the Property to be used for any purpose other than that intended by Lender. Borrower shall not be permitted to lease the Property, or to allow the Property to be used for any purpose other than that intended by Lender. Borrower shall not be permitted to lease the Property, or to allow the Property to be used for any purpose other than that intended by Lender.

In the event of foreclosure of this Security Instrument or other transfer of title to the Property that extinguishes the indebtedness, all right, title and interest of Borrower in and to insurance policies in force at all times to the purchase of the Property shall be assigned to Lender and the proceeds of such policies shall be paid to Lender to the extent of the indebtedness under the Note and this Security Instrument. Any excess insurance proceeds over an amount required to pay the amount of the indebtedness shall be paid to the principal of the Note and this Security Instrument. Any excess insurance proceeds over an amount required to pay the amount of the indebtedness shall be paid to the principal of the Note and this Security Instrument.

4. Fire, Flood and Other Hazard Insurance. Borrower shall insure all improvements on the Property, whether now in existence or subsequently erected, against any hazards, casualties, and contingencies, including fire, for which Lender requires insurance. This insurance shall be maintained in the amount and for the periods that Lender requires. Borrower shall also insure all improvements on the Property, whether now in existence or subsequently erected, against any hazards, casualties, and contingencies, including fire, for which Lender requires insurance. This insurance shall be maintained in the amount and for the periods that Lender requires. Borrower shall also insure all improvements on the Property, whether now in existence or subsequently erected, against any hazards, casualties, and contingencies, including fire, for which Lender requires insurance.

3. Application of Payments. All payments under Paragraphs 1 and 2 shall be applied by Lender as follows: First, to the mortgage insurance premium to be paid by Lender to the Secretary or to the monthly charge by the Secretary instead of the monthly mortgage insurance premium, unless Borrower paid the entire mortgage insurance premium when the Security Instrument was signed; Second, to any taxes, special assessments, leasehold payments or ground rents, and fire, flood and other hazard insurance premiums, as required; Third, to interest due under the Note; Fourth, to amortization of the principal of the Note; Fifth, to late charges due under the Note.

2. If Borrower fails to pay the full amount of the principal of the Note, or if the full amount of the principal of the Note is not paid by the date of the maturity of the Note, then Lender shall be entitled to demand immediate payment of the full amount of the principal of the Note, together with interest and late charges, and to exercise its remedies under the Note and this Security Instrument. Lender shall not be bound by any limitation on the amount or timing of its remedies under the Note and this Security Instrument.

1. As used in this Security Instrument, "Secretary" means the Secretary of Housing and Urban Development or his or her designee. Most Security Instruments insured by the Secretary are insured under programs which require advance payment of the entire mortgage insurance premium. If the Security Instrument is or was insured under a program which does not require advance payment of the entire mortgage insurance premium, then each monthly payment shall also include either: (i) an installment of the annual mortgage insurance premium to be paid by Lender to the Secretary, or (ii) a monthly charge instead of a mortgage insurance premium if this Security Instrument is held by the Secretary. Each monthly installment of the mortgage insurance premium shall be in an amount sufficient to accumulate the full annual mortgage insurance premium due to the Secretary, or if this Security Instrument is held by the Secretary, each full annual mortgage insurance premium is due to the Secretary, or if this Security Instrument is held by the Secretary, each monthly charge shall be in an amount equal to one-half percent of the outstanding principal balance due on the Note.

If at any time the total of payments held by Lender for items (a), (b), and (c) together with the future monthly payments for such items payable to Lender prior to the due date of such items, exceeds by more than one-sixth the estimated amount of payments required to pay such items when due, and if payments on the Note are current, then Lender shall either refund the excess over one-sixth of the estimated payments or credit the excess over one-sixth of the estimated payments to subsequent payments by Borrower, at the option of Borrower. If the total of the payments made by Borrower for item (a), (b), or (c) is insufficient to pay the item when due, then Borrower shall pay to Lender any amount necessary to make up the deficiency on or before the date the item becomes due.

As used in this Security Instrument, "Secretary" means the Secretary of Housing and Urban Development or his or her designee. Most Security Instruments insured by the Secretary are insured under programs which require advance payment of the entire mortgage insurance premium. If the Security Instrument is or was insured under a program which does not require advance payment of the entire mortgage insurance premium, then each monthly payment shall also include either: (i) an installment of the annual mortgage insurance premium to be paid by Lender to the Secretary, or (ii) a monthly charge instead of a mortgage insurance premium if this Security Instrument is held by the Secretary. Each monthly installment of the mortgage insurance premium shall be in an amount sufficient to accumulate the full annual mortgage insurance premium due to the Secretary, or if this Security Instrument is held by the Secretary, each full annual mortgage insurance premium is due to the Secretary, or if this Security Instrument is held by the Secretary, each monthly charge shall be in an amount equal to one-half percent of the outstanding principal balance due on the Note.

If at any time the total of payments held by Lender for items (a), (b), and (c) together with the future monthly payments for such items payable to Lender prior to the due date of such items, exceeds by more than one-sixth the estimated amount of payments required to pay such items when due, and if payments on the Note are current, then Lender shall either refund the excess over one-sixth of the estimated payments or credit the excess over one-sixth of the estimated payments to subsequent payments by Borrower, at the option of Borrower. If the total of the payments made by Borrower for item (a), (b), or (c) is insufficient to pay the item when due, then Borrower shall pay to Lender any amount necessary to make up the deficiency on or before the date the item becomes due.

Each monthly installment for items (a), (b), and (c) shall equal one-twelfth of the annual amount, as reasonably estimated by Lender, plus an amount sufficient to maintain an additional balance of not more than one-sixth of the estimated amount. The full annual amount for each item shall be accumulated by Lender within a period ending one month before an item would become delinquent. Lender shall hold the amounts collected in trust to pay items (a), (b), and (c) before they become delinquent.

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of the proceeds to the principal shall not extend or postpone the date of the monthly payments, which are referred to in Paragraph 2, or change the amount of such payments. Any excess proceeds over an amount required to pay all outstanding indebtedness under the Note and this Security Instrument shall be paid to the entity legally entitled thereto.

6. Fees. Lender may collect fees and charges authorized by the Secretary.

5. Grounds for Acceleration of Debt.

- (a) Defeat. Lender may, except as limited by regulations issued by the Secretary in the case of payment default, require immediate payment in full of all sums secured by this Security Instrument if:
 - (i) Borrower default by failing to pay in full any monthly payment required by this Security Instrument prior to or on the due date of the next monthly payment, or
 - (ii) Borrower default by failing, for a period of thirty days, to perform any other obligations contained in this Security Instrument.
- (b) Sale Without Credit Approval. Lender shall, if permitted by applicable law and with the prior approval of the Secretary, require immediate payment in full of all the sums secured by this Security Instrument if:
 - (i) All or part of the Property is sold or otherwise transferred (other than by devise or descent) by the Borrower, and
 - (ii) The Property is not occupied by the purchaser or grantee as his or her primary or secondary residence, or the purchaser or grantee does so occupy the Property but his or her credit has not been approved in accordance with the requirements of the Secretary.
- (c) No Waiver. If circumstances occur that would permit Lender to require immediate payment in full, but Lender does not require such payments, Lender does not waive the rights with respect to subsequent events.
- (d) Regulations of HUD Secretary. In many circumstances regulations issued by the Secretary will limit Lender's rights, in the case of payment default, to require immediate payment in full and foreclose if not paid. This Security Instrument does not authorize acceleration or foreclosure if not permitted by regulations of the Secretary.

10. Reinstatement. Borrower has a right to be reinstated if Lender has required immediate payment in full because of Borrower's failure to pay an amount due under the Note or this Security Instrument. This right applies even after foreclosure proceedings are instituted. To reinstate the Security Instrument, Borrower shall tender in a lump sum all amounts required to bring Borrower's account current including, to the extent they are obligations of Borrower under this Security Instrument, foreclosure costs and reasonable and customary attorney's fees and expenses properly associated with the foreclosure proceeding. Upon reinstatement by Borrower, the Security Instrument and the obligations that it secures shall remain in effect as if Lender had not required immediate payment in full. However, Lender is not required to permit reinstatement if: (i) Lender has accepted a refinancing or other arrangement of secured property within two years immediately preceding the commencement of a current foreclosure proceeding, (ii) reinstatement will provide foreclosure on different grounds in the future, or (iii) reinstatement will adversely affect the priority of the lien created by this Security Instrument.

11. Borrower Not Released; Foreclosure by Lender Not a Waiver. Extension of the time of payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or any successor in interest. Lender shall not be required to commence proceedings against any successor in interest or to expand time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any default 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 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 8(b). Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that the Lender and any other party may agree to expand, modify, foreclose or make any accommodations with regard to the term of this Security Instrument or the Note without that Borrower's consent.

13. Notices. Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. This notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to Lender's address stated herein or any address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.

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

15. Borrower's Copy. Borrower shall be given one conformed copy of this Security Instrument.

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

If Lender given notice of breach to Borrower: (a) all rents received by Borrower shall be held by Borrower as trustee for benefit of Lender only, to be applied to the sums secured by the Security Instrument; (b) Lender shall be entitled to collect and receive all of the rents of the Property; and (c) such tenant of the Property shall pay all rents due and unpaid to Lender or Lender's agents on Lender's written demand to the tenant.

Borrower has not executed any prior assignment of the rents and has not and will not perform any act that would prevent Lender from exercising its rights under this Paragraph 16. Lender shall not be required to enter upon, take control of or maintain the Property before or after giving notice of breach to Borrower, however, Lender or a judicially appointed receiver may do so at any time there is a breach. Any application of rents shall not cure or waive any default or invalidate any other right or remedy of Lender. This assignment of rents of the Property shall terminate when the debt secured by the Security Instrument is paid in full.

1916-1917

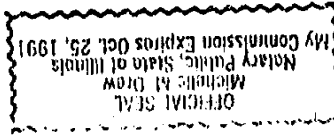
B.S. 2.S.

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Property of Cook County Clerk's Office

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This instrument was prepared by:
MONICA A. SMITH
CENTRUST MORTGAGE CORP
1251 N. PLUM GROVE RD
SUITE 105
SCHVANBURG, IL 60173



My commission expires:

Given under my hand and official seal, this 31ST day of JANUARY, 1991.
and delivered the said instrument as THEIR free and voluntary act, for the uses and purposes therein set forth.
subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that THEY personally known to me to be the name person(s) whose name(s) signed

that BORIS SHVARTS AND LYUBOV SHVARTS
MICHELLE M. DREW, a Notary Public in and for said county and state do hereby certify
STATE OF ILLINOIS,
(Cook County)

(Space Below This Line For Acknowledgment)

(Borrower) _____
(Son) _____
(Borrower) _____
(Son) _____
(Borrower) _____
(Son) _____
BORIS SHVARTS
Lyubov Shvarts

Witnesses:

BY SIGNING BELOW, Borrower accept and agree to the terms and covenants contained in this Security Instrument and in any riders (executed by Borrower and recorded with it).

- Planned Unit Development Rider
- Adjustable Rate Rider
- Condominium Rider
- Growing Equity Rider
- Other(s) (specify)

21. 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 in (if the rider) were a part of this Security Instrument. (Check applicable box(es)).

20. Acceleration for Insurance Ineligibility. Borrower agrees that should this Security Instrument and the note secured thereby not be eligible for insurance under the National Housing Act within NINETY DAYS from the date hereof, Lender may, at its option and notwithstanding anything in Paragraph 9, require immediate payment in full of all sums secured by this Security Instrument. A written statement of any authorized agent of the Secretary dated subsequent to NINETY DAYS from the date hereof, declining to insure this Security Instrument and the note secured thereby, shall be deemed conclusive proof of such ineligibility. Notwithstanding the foregoing, this option may not be exercised by Lender when the unavailability of insurance is solely due to Lender's failure to remit a mortgage insurance premium to the Secretary.

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

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

17. Foreclosure Procedure. If Lender requires immediate payment in full under Paragraph 9, Lender may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedy provided in this Paragraph 17, including, but not limited to, reasonable attorney's fees and costs of title evidence.

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

3941975

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Property of Cook County Clerk's Office

PERMANENT INDEX NO.: 09-15-101-021-1119

UNIT 659 AS DESCRIBED IN SURVEY DELINEATED ON AND ATTACHED TO AND A PART OF
 DECLARATION OF CONDOMINIUM OWNERSHIP REGISTERED ON THE 18TH OF NOVEMBER,
 1974 AS DOCUMENT NUMBER 2783627 TOGETHER WITH AN UNDIVIDED, 2928¹/₂ INTEREST
 (EXCEPT THE UNITS DELINEATED AND DESCRIBED IN SAID SURVEY) IN AND TO THE
 FOLLOWING DESCRIBED PREMISES: THAT PART OF LOTS ONE (1), TWO (2) AND FIVE
 (5), IN LOUIS WEINSHAUSEN'S SUBDIVISION OF PART OF FREDERICH WEINSHAUSEN'S
 DIVISION OF LANDS IN SECTIONS 15 AND 16, TOWNSHIP 41 NORTH, RANGE 12, EAST
 OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT
 IN THE NORTH LINE OF LOT 1 AFORESAID, 91.00 FEET WEST OF THE NORTHEAST
 CORNER THEREOF; THENCE WEST ALONG THE NORTH LINE OF LOT 1 AFORESAID, 367.35
 FEET TO A LINE WHICH IS PERPENDICULAR TO THE EASTERLY EXTENSION OF THE
 NORTH LINE OF THE SOUTH HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF THE
 NORTHEAST QUARTER (1/4) OF SECTION 16 AFORESAID, WHICH IS DRAWN THROUGH A
 POINT IN SAID EASTERLY EXTENSION 192.86 FEET EAST OF THE NORTHEAST CORNER
 THEREOF; THENCE SOUTH ALONG SAID PERPENDICULAR LINE 247.69 FEET TO A LINE
 PERPENDICULAR TO THE WEST LINE OF LOT 1 AFORESAID WHICH PASSES THROUGH A
 POINT IN SAID WEST LINE 610.00 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 2
 IN LOUIS WEINSHAUSEN'S SUBDIVISION AFORESAID; THENCE WEST ALONG SAID
 DESCRIBED PERPENDICULAR LINE 495.29 FEET TO A LINE 282.82 FEET WEST OF AND
 PARALLEL WITH THE EAST LINE OF LOT 2 AFORESAID; THENCE NORTH ALONG SAID
 PARALLEL LINE 231.73 FEET TO A POINT ON THE NORTH LINE OF LOT 2 AFORESAID
 THENCE WEST ALONG THE NORTH LINE OF LOT 2 AFORESAID 427.11 FEET TO A POINT
 210.0 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE SOUTHERLY 301.57
 FEET ALONG A LINE WHICH MAKES AN ANGLE OF 88 DEGREES 46 MINUTES 00 SECONDS
 TO THE LEFT OF THE LAST DESCRIBED LINE EXTENDED; THENCE EASTERLY 40.0 FEET
 ALONG A LINE WHICH MAKES AN ANGLE OF 91 DEGREES 17 MINUTES 00 SECONDS TO
 THE LEFT OF THE LAST DESCRIBED LINE EXTENDED; THENCE NORTHERLY ALONG A LINE
 WHICH MAKES AN ANGLE OF 88 DEGREES 48 MINUTES 00 SECONDS TO THE LEFT OF THE
 LAST DESCRIBED LINE EXTENDED FOR A DISTANCE OF 33.01 FEET TO THE SOUTH LINE
 OF THE NORTH 268.37 FEET OF LOT 2 AFORESAID; THENCE EAST ALONG SAID SOUTH
 LINE 50.0 FEET TO THE EAST LINE OF THE WEST 90.0 FEET OF LOT 2 AFORESAID;
 THENCE SOUTH ALONG SAID EAST LINE 211.58 FEET TO THE SOUTH LINE OF THE
 NORTH 479.84 FEET (MEASURED AT RIGHT ANGLES) OF LOT 2 AFORESAID; THENCE
 EAST ALONG SAID SOUTH LINE 363.03 FEET TO THE WEST LINE OF THE EAST 256.00
 FEET (MEASURED AT RIGHT ANGLES) OF LOT 2 AFORESAID; THENCE SOUTH ALONG THE
 WEST LINE 367.66 FEET TO THE SOUTH LINE OF LOT 2 AFORESAID; THENCE EAST
 ALONG SAID SOUTH LINE 256.90 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE
 EAST ALONG A LINE PERPENDICULAR TO THE WEST LINE OF LOT 2 AFORESAID, A
 DISTANCE OF 268.92 FEET TO A DIAGONAL LINE DRAWN FROM A POINT IN THE NORTH
 LINE OF LOT 5 AFORESAID 351.04 FEET EAST OF THE NORTHEAST CORNER THEREOF TO
 A POINT IN THE SOUTH LINE OF LOT 5 AFORESAID 75.00 FEET EAST OF THE
 SOUTHWEST CORNER THEREOF; THENCE NORTHEASTERLY ALONG SAID DIAGONAL LINE FOR
 A DISTANCE OF 146.41 FEET TO A LINE 324.16 FEET EAST OF THE WEST LINE OF LOTS 1
 AND 5 AFORESAID; THENCE NORTH ALONG SAID DESCRIBED PARALLEL LINE 444.41 FEET;
 THENCE NORTH ALONG LAST DESCRIBED PARALLEL LINE 444.41 FEET; THENCE EAST AT
 RIGHT ANGLES, AND PARALLEL WITH THE WEST LINE OF LOTS 1 AND 5 AFORESAID;
 THENCE NORTH ALONG LAST DESCRIBED PARALLEL LINE 152.17 FEET TO A DIAGONAL LINE
 DRAWN FROM THE POINT OF BEGINNING TO A POINT IN THE SOUTH LINE OF LOT 1
 AFORESAID 351.04 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE
 NORTHEASTERLY ALONG LAST DESCRIBED DIAGONAL LINE 310.72 FEET TO THE POINT OF
 BEGINNING, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

CONDOMINIUM RIDER

FHA Case No.
131:6295693/734

240458-3

THIS CONDOMINIUM RIDER is made this 31ST day of JANUARY, 1991, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed ("Security Instrument") of the same date given by the undersigned ("Borrower") to secure Borrower's Note ("Note") to **FIRST HOME MORTGAGE CORPORATION, AN ILLINOIS CORPORATION**

("Lender") of the same date and covering the property described in the Security Instrument and located at:
9366 BAY COLONY, UNIT 659, DES PLAINES, ILLINOIS 60016

[Property Address]

The Property Address includes a unit in, together with an individual interest in the common elements of, a condominium project known as: **BAY COLONY CONDOMINIUM**

[Name of Condominium Project]

("Condominium Project"). If the owners association or other entity which acts for the Condominium Project ("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 dues, 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. So long as the Owners Association maintains, with a generally accepted insurance carrier, a "master" or "blanket" policy insuring all property subject to the condominium documents, including all improvements now existing or hereafter erected on the Property, and such policy is satisfactory to Lender and provides insurance coverage in the amounts, for the periods, and against the hazards Lender requires, including fire and other hazards included within the term "extended coverage," and loss by flood, to the extent required by the Secretary, then: (i) Lender waives the provision in Paragraph 2 of this Security Instrument 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 this Paragraph 4 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 and of any loss occurring from a hazard. 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 condominium unit or to the common elements, any proceeds payable to Borrower are hereby assigned and shall be paid to Lender for application to the sums secured by this Security Instrument, with any excess paid to the entity legally entitled thereto.
- B. Borrower promises to pay Borrower's allocated share of the common expenses or assessments and charges imposed by the Owners Association, as provided in the condominium documents.
- C. If Borrower does not pay condominium dues and assessments when due, then Lender may pay them. Any amounts disbursed by Lender under this paragraph C 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 Condominium Rider.

Boris Shvarts (SEAL)
BORIS SHVARTS Borrower

Lyubov Shvarts (SEAL)
LYUBOV SHVARTS Borrower

____ (SEAL)
Borrower

____ (SEAL)
Borrower

3941975

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Property of Cook County Clerk's Office

3941975

3941975

3941975

Submitted by _____

Address _____

Promised _____

Deliver cert. to _____

Address _____

3941975

Deliver duplicate Trust

Deed to _____

Address _____

3941975

REPUBLIC/INKIEWICZ

REPUBLIC TITLE COMPANY
1800 W. SURE
MILWAUKEE, WIS. 53233

IN DUPLICATE

18366
3941975