

SECOND LIEN REAL ESTATE MORTGAGE

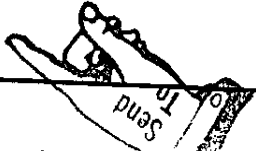
When Recorded Mail To:

Commonwealth United Mortgage  
1251 North Plum Grove Rd # 130  
Schaumburg, Illinois 60173

LOAN # 0009975476



SPACE ABOVE THIS LINE RESERVED FOR  
RECORDER'S USE ONLY



KNOW ALL MEN BY THESE PRESENTS:

That AGAPITO SALAS & FIDELA MENDOZA, Husband & Wife  
hereinafter called Mortgagor, whether one or more, has mortgaged, and hereby mortgages, and warrants,  
to The Illinois Development Finance Authority, hereinafter called Mortgagee, whether one or more, the  
following described real estate and premises situated in the Program Area, as defined in the Origination  
and Servicing Agreement by and among the Authority, the Servicer and various Lenders, to wit:

(include P.I. number, address of property and legal description)

THE EAST 1/2 OF THE SOUTH 184.35 FEET OF THE NORTH 234.35 FEET OF THE WEST 90 FEET OF THE EAST  
333 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 SECTION 32, TOWNSHIP 40 NORTH, RANGE 12, EAST OF  
THE THIRD PRINCIPAL MERIDIAN. IN COOK COUNTY, ILLINOIS.

1st AMERICAN TITLE order # A02000082

COMMONLY KNOWN AS: 10407 W. FULLTERON AVE. LEYDEN TOWNSHIP, IL. 60164  
PIN # 12-32-201-019-0000

With all the improvements hereon and appurtenances thereunto belonging; and warrant the title to the  
same, subject to prior lien evidenced by a mortgage from the Mortgagor to be executed  
contemporaneously herewith.

This mortgage is given to secure the payment of the principal sum of \$5,695.20, bearing  
interest at the rate of 0% per annum according to the terms of a certain Second Lien Real Estate Note of  
even date herewith, signed by the Mortgagor, the payment thereon being due on or before the 28TH  
day of JANUARY, 2010, as provided by the Second Real Estate Note.

The Note secured by this Mortgage has a nominal maturity of ten years, but will be forgiven to  
the extent of twenty percent (20%) of the original principal amount on the fifth anniversary of the  
Mortgage Loan closing date; an additional twenty percent (20%) of the original principal amount on the  
sixth anniversary of the Mortgage Loan closing date; and twenty percent (20%) of the original principal  
amount on the seventh anniversary of Mortgage Loan closing date; twenty percent (20%) of the original  
principal amount on the eighth anniversary of the Mortgage Loan closing date. This Mortgage will be  
fully forgiven on the tenth (10<sup>th</sup>) anniversary of the Mortgage Loan closing date. Unless the obligations  
under the Note are assumed by a transferee of the residence qualified in the option of the Servicer of the  
Mortgage Loan to assume such obligations, the Note and Mortgage securing the property will be  
accelerated at the then principal balance if the Mortgagor sells or voluntarily refinances the first mortgage  
note within ten years of the Mortgage Loan closing date.

# UNOFFICIAL COPY

In the event the Mortgagor defaults in the payment of said indebtedness, or fails to perform the other covenants and agreements hereof, the Mortgagee may foreclose this Mortgage, as provided by law ; and as often as any proceedings may be taken to foreclose this Mortgage, the Mortgagor agrees to pay to the Mortgagee a sum equal to ten percent (10%) of the amount due as attorney's fees, in addition to other sums due, which shall be a further lien secured hereby. Upon the due payment of said indebtedness and the performance of other covenants and agreements hereof by the Mortgagor, this Mortgage shall become null and void.

The Mortgagor, in event of a foreclosure hereunder, hereby waives appraisalment of said premises, or not, at the option of the Mortgagee.

SIGNED AND DELIVERED this 28TH day of JANUARY, ~~199~~2000

Agapito Salas  
AGAPITO SALAS

Fidela Mendoza  
FIDELA MENDOZA

STATE OF ILLINOIS )  
COUNTY OF Cook ) ss

28 BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this 28 day of JAN, 1992000, personally appeared to me known to be the identical person who enacted the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

GIVEN UNDER MY HAND AND SEAL the day and year last above written.

[Signature]  
Notary Public

