

UNOFFICIAL COPY



0011041016

0011041016

8811/0062 10 001 Page 1 of 6
2001-11-06 09:41:51
Cook County Recorder 31.50

STEWART TITLE OF ILLINOIS
2 NORTH LESALLE STREET, SUITE 1920
CHICAGO, IL 60602

(3)

#7920

Prepared by

AFTER RECORDING RETRUN

THIS INSTRUMENT TO:

Kokoszka & Janczur, P.C.

Jody Love

7248 Argus Drive

Rockford, Illinois 61107

1317692447

IS&D number 7920



DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FHA OFFICER AND TEACHER NEXT DOOR SALES PROGRAMS

SECOND MORTGAGE

\$39000.00

October 10, 2001

7701 South Winchester Avenue, Chicago, IL 60620
(Property Address)

This Second Mortgage ("Security Instrument") is given on October 10, 2001. The Mortgagor(s) is/are Renard Brand, whose address is 8118 South Justine, Chicago, IL 60620 ("Borrower"). This Security Instrument is given to the U.S. Department of Housing and Urban Development, which is organized and existing under the laws of the United States, and whose address is 40 Marietta Street, Atlanta, Georgia 30303 ("Lender"). Borrower owes Lender the principal sum of Thirty-Nine Thousand Dollars (U.S. \$39000.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for the circumstances under which the principal sum will become due and payable.

This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note and in accordance with the terms of the Note, and (b) the performance of Borrower's promises and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to the Lender, the following described property located in the County of Cook, State of Illinois:

176537

17920

UNOFFICIAL COPY

which has the address of 7701 South Winchester Avenue, Chicago, IL 60620, which is legally described as follows:

(See Attached Legal Description)

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, 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 referred to in this Security Instrument as the "Property."

BORROWER PROMISES 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.

THIS SECURITY AGREEMENT combines uniform covenants for national use and non-uniform covenants with 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.** Borrower shall pay, when due and payable, the principal sum of the debt evidenced by the Note according to the terms of the Note.
- 2. Occupancy.** Borrower shall own and occupy, establish and use the Property as Borrower's sole residence and shall continue to occupy the Property as Borrower's sole residence for at least three years after the first day of occupancy, which shall be no later than November 9, 2001 and ending October 10, 2004.
- 3. Fees.** Lender may collect fees and charges authorized by the Note.
- 4. Grounds for Acceleration of Debt.** Lender may require immediate payment in full of all sums secured by this Security Instrument as evidenced by the Note after any default by the Borrower occurs as described in paragraph 5 of the Note.

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

- 5. Acceleration; Remedies.** Lender shall give notice to Borrower prior to

11041016

UNOFFICIAL COPY

acceleration following Borrower's breach of any covenant or agreement in this Security Instrument. The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that the 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 assert in the foreclosure proceeding the nonexistence 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, including, but not limited to, reasonable attorneys' fees and costs of title evidence

If the Lender's interest in this Security Instrument is held by the Secretary and the Secretary requires immediate payment in full under Paragraph 4, the Secretary may invoke the nonjudicial power of sale provided in the Single Family Mortgage Foreclosure Act of 1994 ("Act") (12 U.S.C. 3751 et seq.) by requesting a foreclosure commissioner designated under the Act to commence foreclosure and to sell the Property as provided in the Act. Nothing in the preceding sentence shall deprive the Secretary of any rights otherwise available to a Lender under this Paragraph 5 or applicable law.

6. 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 recordation costs.

7. Waiver of Homestead. Borrower waives all right of homestead exemption in the property.

8. Joint and Several Liability; Co-Signers. Borrower's promises and agreements shall be joint and several. Any law enforcement officer or teacher who co-signs this Security Instrument is a Borrower under this Security Instrument and is fully and personally obligated to keep all promises and agreements made in this Security Instrument. Any law enforcement officer or teacher who co-signs the Note is fully and personally obligated to keep all promises and agreements made in this Security Instrument and the Note.

Any Borrower, who is not a law enforcement officer or teacher, is not obligated to co-sign the Note and is not obligated to live in the Property as his or her sole residence for three years.

Any Borrower, who is not a law enforcement officer or teacher and who co-signs

11041016

UNOFFICIAL COPY

this Security Instrument, but does not execute the Note is: (a) 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) not personally obligated to pay the sums secured by the Security Instrument as evidenced by the Note; (c) not obligated to live in the Property as his or her sole residence for three years; and (d) agrees that Lender and any other Borrower may agree to make any accommodations with regard to the terms of this Security Instrument or the Note without that Borrower's consent.

9. Notices. Any notice that must be given to Borrower under this Security Instrument will be given by delivering it or by mailing it by first class mail to Borrower at the Property address above, or at a different address, if Borrower gives the Lender a written notice of a different address, in the case of Borrower's default.

Any notice that may be given to the Lender under this Security Instrument will be given by mailing it first class mail to the Lender at the address stated above or at a different address, if Borrower is given notice of that different address.

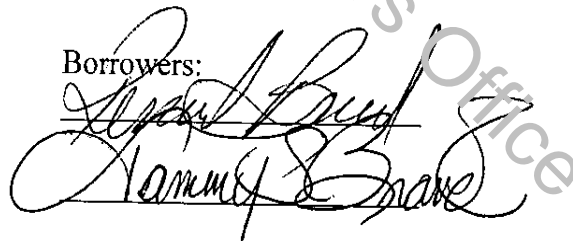
10. Governing Law; Severability. This Security Instrument shall be governed by Federal Law. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can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

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

BY SIGNING BELOW, Borrower accepts and agrees to the terms of this Security Instrument.

Witnesses:

Borrowers:



11041016

UNOFFICIAL COPY

State of Illinois

County of Cook

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Ronald Brad married to Janney S. Brad, his wife Personally appeared before me and is (are) known or proved to me to be the person (s) who, being informed of the contents of the foregoing instrument, have executed same and acknowledged said instrument to be this free and voluntary act and deed and that they executed said instrument for the purposes and uses therein set forth.

Witness my hand and official seal this 10 day of Oct, 2001.

My commission expires:



Marie Rattenbury
Notary Public

11041016

Cook County Clerk's Office

UNOFFICIAL COPY

SCHEDULE A
ALTA Commitment
File No.: 176537

LEGAL DESCRIPTION

Lot 40 in Block 25 in Englefield, being a subdivision of part of the Southeast 1/4 of Section 30, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PIA# 20-30-421-001
Property of Cook County Clerk's Office

11041016