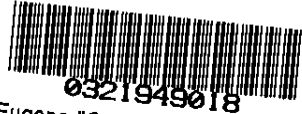


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MAIL TO:
HOME EQUITY TITLE
SERVICES, INC
855 E. GOLF RD. #2140
ARLINGTON HEIGHTS, IL 60005



Eugene "Gene" Moore Fee: \$40.00
Cook County Recorder of Deeds
Date: 08/07/2003 07:17 AM Pg: 1 of 9

PREPARED BY
~~Attorney~~
James B. Nutter & Company
4153 Broadway
Kansas City, Missouri 64111

[Space Above This Line For Recording Data]

State of Illinois
298216
221333

FHA Case No.
137-2438446-734 234c

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on **JULY 14, 2003**. The Mortgagor is **ANITA D. ROBINSON**, A SINGLE WOMAN

This Security Instrument is given to James B. Nutter & Company, which is organized and existing under the laws of the State of Missouri, and whose address is 4153 Broadway, Kansas City, Missouri 64111 ("Lender"). Borrower owes Lender the principal sum of **SIXTY THREE THOUSAND FOUR HUNDRED TWENTY FIVE & 00/100** Dollars (U.S. \$ **63,425.00**). 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 **AUGUST 1, 2033**. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this 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 the Lender the following described property located in **COOK** County, Illinois:
SEE ATTACHED:

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS & EASEMENTS NOW OF RECORD, IF ANY. THE RIDER(S) ATTACHED HERETO IS HEREBY INCORPORATED INTO AND MADE AN INTEGRAL PART OF THIS SECURITY INSTRUMENT

which has the address of **3680 W 119TH STREET #301A, ALSIP,**
Illinois **60803** (**"Property Address"**);
VO6D699 (Zip Code)

[Street, City],

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whether now in existence or subsequently erected, against loss by floods to the extent required by the Secretary. All insurance shall be carried with companies approved by Lender. The insurance policies and any renewals shall be held by Lender and shall include loss payable clauses in favor of, and in a form acceptable to, Lender.

In the event of loss, Borrower shall give Lender immediate notice by mail. Lender may make proof of loss if not made promptly by Borrower. Each insurance company concerned is hereby authorized and directed to make payment for such loss directly to Lender, instead of to Borrower and to Lender jointly. All or any part of the insurance proceeds may be applied by Lender, at its option, either (a) to the reduction of the indebtedness under the Note and this Security Instrument, first to any delinquent amounts applied in the order in paragraph 3, and then to prepayment of principal, or (b) to the restoration or repair of the damaged Property. Any application of the proceeds to the principal shall not extend or postpone the due date of the monthly payments which are referred to in paragraph 2, or change the amount of such payments. Any excess insurance 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.

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 shall pass to the purchaser.

5. Occupancy, Preservation, Maintenance and Protection of the Property; Borrower's Loan Application; Leaseholds. Borrower shall occupy, establish, and use the Property as Borrower's principal residence within sixty days after the execution of this Security Instrument (or within sixty days of a later sale or transfer of the Property) and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender determines that requirement will cause undue hardship for Borrower, or unless extenuating circumstances exist which are beyond Borrower's control. Borrower shall notify Lender of any extenuating circumstances. Borrower shall not commit waste or destroy, damage or substantially change the Property or allow the Property to deteriorate, reasonable wear and tear excepted. Lender may inspect the Property if the Property is vacant or abandoned or the loan is in default. Lender may take reasonable action to protect and preserve such vacant or abandoned Property. Borrower shall also be in default if Borrower, during the loan application process, gave materially false or inaccurate information or statements to Lender (or failed to provide Lender with any material information) in connection with the loan evidenced by the Note, including, but not limited to, representations concerning Borrower's occupancy of the Property as a principal residence. If this Security Instrument is on a leasehold, Borrower shall comply with the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and fee title shall not be merged unless Lender agrees to the merger in writing.

6. 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 amounts applied in the order provided in paragraph 3, and then to prepayment of principal. Any application of the proceeds to the principal shall not extend or postpone the due 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.

7. Charges to Borrower and Protection of Lender's Rights in the Property. Borrower shall pay all governmental or municipal charges, fines and impositions that are not included in paragraph 2. Borrower shall pay these obligations on time directly to the entity which is owed the payment. If failure to pay would adversely affect Lender's interest in the Property, upon Lender's request Borrower shall promptly furnish to Lender receipts evidencing these payments.

If Borrower fails to make these 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 payment of taxes, hazard insurance and other items mentioned in paragraph 2.

Any amounts 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

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Page 4 of 6

or modification of amortization of the sums secured by this Security Instrument granted by Lender to **11. Borrower Not Released; Forbearance By Lender Not a Waiver.** Extension of the time of payment by this Security Instrument.

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

10. Reinstatement. Borrower may not be exercised by Lender when the unavailability of insurance the foregoing, this option may not be exercised by Lender when the unavailability of insurance instrument and the Note, shall be deemed conclusive proof of such ineligibility. Notwithstanding Secretary dated subsequent to 60 days from the date hereof, declining to insure this Security secured by this Security Instrument. A written statement of any authorized agent of the the date hereof, Lender may, at its option, require immediate payment in full of all sums not determined to be eligible for insurance under the National Housing Act within 60 days from **(e) Mortgage Not Insured.** Borrower agrees that if this Security Instrument and the Note are foreclosure if not permitted by regulations of the Secretary.

and foreclose if not paid. This Security Instrument does not authorize acceleration or will limit Lender's rights, in the case of payment defaults, to require immediate payment in full **(d) Regulations of HUD Secretary.** In many circumstances regulations issued by the Secretary respect to subsequent events.

in full, but Lender does not require such payments, Lender does not waive its rights with **(c) No Waiver.** If circumstances occur that would permit Lender to require immediate payment not been approved in accordance with the requirements of the Secretary.

residence, or the purchaser or grantee does so occupy the Property but his or her credit has **(ii)** The Property is not occupied by the purchaser or grantee as his or her principal Property, is sold or otherwise transferred (other than by devise or descent), and

(i) All or part of the Property, or a beneficial interest in a trust owning all or part of the by this Security Instrument if:

with the prior approval of the Secretary, require immediate payment in full of all sums secured **341(d) of the Garn-St. Germain Depository Institutions Act of 1982, 12 U.S.C. 1701j-3(d)) and (b) Sale Without Credit Approval.** Lender shall, if permitted by applicable law (including Section contained in this Security Instrument.

(iii) Borrower defaults by failing, for a period of thirty days, to perform any other obligations instrument prior to or on the due date of the next monthly payment, or

(ii) Borrower defaults by failing to pay in full any monthly payment required by this Security instrument if:

of payment defaults, require immediate payment in full of all sums secured by this Security **(a) Default.** Lender may, except as limited by regulations issued by the Secretary, in the case **9. Grounds for Acceleration of Debt.**

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

of the giving of notice.

lien. Borrower shall satisfy the lien or take one or more of the actions set forth above within 10 days may attain priority over this Security Instrument, Lender may give Borrower a notice identifying the this Security Instrument. If Lender determines that any part of the Property is subject to a lien which (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien; or acceptable to Lender; (b) contests in good faith the lien by, or defends against enforcement of the lien Borrower; (a) agrees in writing to the payment of the obligation secured by the lien in a manner disbursement, at the Note rate, and at the option of Lender, shall be immediately due and payable.

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any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successor in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors 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 of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 9(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 Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms 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. The 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 the Note and of this Security Instrument.

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

Borrower shall promptly give Lender written notice of any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge. If Borrower learns, or is notified by any governmental or regulatory authority, that any removal or other remediation of any Hazardous Substances affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law.

As used in this paragraph 16, "Hazardous Substances" are those substances defined as toxic or hazardous substances by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this paragraph 16, "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection.

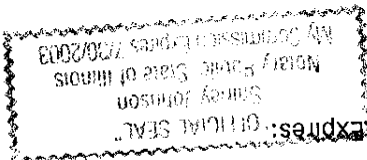
NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

17. Assignment of Rents. Borrower unconditionally assigns and transfers to Lender all the rents and revenues of the Property. Borrower authorizes Lender or Lender's agents 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, prior to Lender's 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.

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Page 6 of 6



Notary Public _____

14th day of JULY, 2003.

Given under my hand and official seal, this purposes therein set forth. and delivered the said instrument as 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 SHE signed free and voluntary act, for the uses and

A SINGLE WOMAN

hereby certify that AMITA D. ROBINSON

STATE OF ILLINOIS, COOK
AMITA D. ROBINSON

County ss: _____, a Notary Public in and for said county and state do

- Borrower (Seal)

- Borrower (Seal)

AMITA D. ROBINSON
- Borrower (Seal)

- Borrower (Seal)

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

- Condominium Rider
- Planned Unit Development Rider
- Graded Payment Rider
- Growing Equity Rider
- Other [specify] _____

were a part of this Security Instrument. [Check applicable box(es)].

21. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants 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)

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

19. 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.

Secretary of any rights otherwise available to a Lender under this Paragraph 18 or applicable law.

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 requires immediate payment in full under Paragraph 9, the Secretary may invoke the nonjudicial power

If the Lender's interest in this Security Instrument is held by the Secretary and the Secretary to, reasonable attorneys' fees and costs of title evidence.

18. 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 remedies provided in this paragraph 18, including, but not limited

debt secured by the Security Instrument is paid in full.

any other right or remedy of Lender. This assignment of rents of the Property shall terminate when the

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

Lender shall not be required to enter upon, take control of or maintain the Property before or after

act that would prevent Lender from exercising its rights under this paragraph 17.

Borrower has not executed any prior assignment of the rents and has not and will not perform any

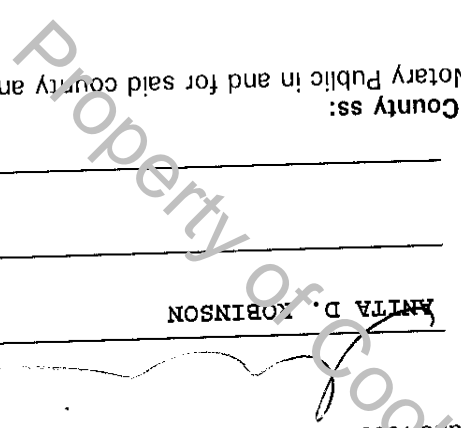
written demand to the tenant.

each tenant of the Property shall pay all rents due and unpaid to Lender or Lender's agent on Lender's

Instrument; (b) Lender shall be entitled to collect and received all of the rents of the Property; and (c)

Borrower as trustee for benefit of Lender only, to be applied to the sums secured by the Security

If Lender gives notice of breach to Borrower: (a) all rents received by Borrower shall be held by



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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:
UNIT 301 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS OF THE VILLAGE GREENE PHASE IV CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 24826664 AS AMENDED FROM TIME TO TIME, IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
EASEMENT FOR INGRESS AND EGRESS, PARKING AND DRIVEWAYS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN DOCUMENT NUMBER 24826640.

TAX MAP/ID NUMBER: 24-23-332-016-1009

COMMONLY KNOWN AS: 3680 W. 119TH STREET, UNIT 301-A

ALSIP, IL 60803

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298216

FHA Case No.

137-2438446-734 234c

CONDOMINIUM RIDER

THIS CONDOMINIUM RIDER is made this 14th day of JULY, 2003, 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 to James B. Nutter & Company ("Lender") of the same date and covering the Property described in the Security Instrument and located

3680 W 119TH STREET #301A, ALSIP, IL 60803
(Property Address)

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

VILLAGE GREENE PHASE IV 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 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. 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 Paragraph 4 of this Security Instrument 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

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Page 2 of 2 FHA Multistate Condominium Rider - 10/95 2002

(Seal) - Borrower

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(Seal) - Borrower

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(Seal) - Borrower
ANITA D. ROBINSON

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

- B. Borrower promises to pay condominium dues and assessments imposed pursuant to the legal instruments creating and governing the Condominium Project.
- 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.

Property of Cook County Clerk's Office