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Doc#: 0327603066

Eugene "Gene" Moore Fee: \$40.00 Cook County Recorder of Deeds Date: 10/03/2003 11:45 AM Pg: 1 of 9

This instrument was prepared by:

Name:

Address: Taylor, Bean & Whitaker Mortgage Corp. 1417 North Magnolia Ave Ocala, FL 34475 After Recording Peturn EXETER TITL : 221 N. LASAI LE STREET, STE 1030 CHICAGO, Illinoir 60601

ce Above This Line For Recording Data)

MIN: 10002950000458\$408

MORTGAGE

FHA CASE NO.

137-2678043-703

THIS MORTGAGE ("Security Ir strument") is given on September 25, 2003

The mortgagor is HAZEL J. STREET

("Borrower"). This Security Instrument is given to Mortgage Electronic Registration Systems, Inc. (MER:") (solely as nominee for Lender, as hereinafter defined, and Lender's successors and assigns), as beneficiary. MERS is or gain and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-202, tel. (888) 679-MERS. Taylor, Bean & Whitaker Mortgage Corp.

("Lender") is organized and existing

under the laws of FL

has an address of 1417 North Magnolia Ave, Ocala, FL 34475

Borrower owes Lender the principal sum of Ninety Eight Thousand Four to dred Seventy Four and no/100 [oll: 18 (U.S. \$ 98,474.00

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 October (1, 20) 3 This Security Instrument secures to Lender: (a) the repayment of the debt evidence. 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 Screwer's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby modelage, grant and convey to MERS (solely as nominee for Lender and Lender's successors and assigns) and to the successors and assigns of MERS the following described property located in Cook County, Illinois:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

ILLINOIS FHA MORTGAGE

ITEM T9601L1 (0205)-- MERS

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GREATLAND #6 Order Call: 1-800-530-9393 CI Par: 616-791-1194

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ATTACHED LEGAL DESCRIPTION

LOT 16 IN BLOCK 1 IN CLARKDALE, A SUBDIVISION BY GEORGE T. POTTER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. 5-116-L.

Proposition of Cook County Clark's Office

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which has the address of

3639 WEST 81ST STREET

[Street]

CHICAGO

Illinois

60652 [Zip Code] ("Property Address");

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and 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 understands and agrees that Y-RS holds only legal title to the interests granted by Borrower in this Security Instrument; but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing or canceling this Security Instrument.

BORROV ER COVENANTS that Borrower is lawfully seised 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 defond generally the title to the Property against all claims and demands, subject to any encumbrances of

record.

THIS SECURITY INSTRUMENT 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. Borrowe: and Lender covenant and agree as follows:

- 1. Payment of Principal, Interer, 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.
- 2. Monthly Payment of Taxes, Insu and an Other Charges. Borrower shall include in each monthly payment, together with the principal and interest as set form in the Note and any late charges, a sum for (a) taxes and special assessments levied or to be levied against the Property, (b) leader do ayments or ground rents on the Property, and (c) premiums for insurance required under paragraph 4. In any year in which the Lender must pay a mortgage insurance premium to the Secretary of Housing and Urban Development ("Secretary") or in any year in which such premium would have been required if Lender still held the Security Instrument, each monthly payment shall also include either: (i) a sum for 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, in a reasonable arrount to be determined by the Secretary. Except for the monthly charge by the Secretary, these items are called "Escrow Items" and the sums paid to Lender are called "Escrow Funds."

Lender may, at any time, collect and hold amounts for Escrow Items in neggregate amount not to exceed the maximum amount that may be required for Borrower's escrow account under the Ret Listate Settlement Procedures Act of 1974, 12 U.S.C. §2601 et seq. and implementing regulations, 24 CFR Part 3500, as they may be amer led from time to time ("RESPA"), except that the cushion or reserve permitted by RESPA for unanticipated disbursements or disbursements before the Borrower's payments are available in the account may not be based on amounts due for the months against an experiment.

If the amounts held by Lender for Escrow Items exceed the amounts permitted to be need by RESPA, Lender shall account to Borrower for the excess funds as required by RESPA. If the amounts of funds held by 'ender at any time are not sufficient to pay the Escrow Items when due, Lender may notify the Borrower and require Borrower o make up the shortage as permitted by RESPA.

The Escrow Funds are pledged as additional security for all sums secured by this Security Instrument. If B... wer tenders to Lender the full payment of all such sums, Borrower's account shall be credited with the balance remaining or all installment items (a), (b), and (c) and any mortgage insurance premium installment that Lender has not become obligated to pay to the Secretary, and Lender shall promptly refund any excess funds to Borrower. Immediately prior to a foreclosure spice of the Property or its acquisition by Lender, Borrower's account shall be credited with any balance remaining for all installments for items (a), (b), and (c).

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; 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; and

FIFTH, to late charges due under the Note.

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GREATLAND ...
To Order Oal: 1-800-530-9383 []* Fax: 616-791-1131

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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 amounts and for the periods that Lender requires. Borrower shall also insure all improvements on the Property, 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 a rounts applied in the order in paragraph 3, and then to prepayment of principal, or (b) to the restoration or repair of the dam. (c). 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 arround required to pay all outstanding indebtedness under the Note and this Security Instrument shall be paid to the entity legally coult of thereto.

In the event of fore los are 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 as olish, 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 esidence for at least one year after the date of occupancy, unless Lender determines that requirement will cause under hardship for Borrower, or unless extenuating circumstances exist which are beyond Borrower's control. Borrower shall not fify lender of any extenuating circumstances. Borrower shall not commit waste or destroy, damage or substantially change the Pro erty or allow the Property to deteriorate, reasonable wear and tear excepted. Lender may inspect the Property if the Property is warm 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 a quirus 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, frect or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance i. place of condemnation, are hereby assigned and shall be paid to Lender to the extent of the full amount of the indebtedness that contains usual 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 is 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 of the principal shall not extend or postpone the due date of the mount required to pay all outstanding indebtedness under the Note and this Security Instrument shall be paid to the entity legal ventitled thereto.
- 7. Charges to Borrower and Protection of Lender's Rights in the Property. Borrower shill pay all governmental or municipal charges, fines and impositions that are not included in paragraph 2. Borrower shall pay this obligations on time directly to the entity which is owed the payment. If failure to pay would adversely affect Lender's interest in the country, 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 offect Lender's rights in the Property (such as a proceeding in bankruptcy, for condemnation or to enforce laws or regulations) unin 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 disbursement at the Note rate, and at the option of Lender shall be immediately due and payable.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) contests in good faith the lien by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to prevent the

ILLINOIS FHA MORTGAGE

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enforcement of the lien; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which may attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Borrower shall satisfy the lien or take one or more of the actions set forth above within 10 days of the giving of notice.

- 8. Fees. Lender may collect fees and charges authorized by the Secretary.
- 9. Grounds for Acceleration of Debt.
 - (a) Default. Lender may, except as limited by regulations issued by the Secretary in the case of payment defaults, require immediate payment in full of all sums secured by this Security Instrument if:
 - (i) Borrower defaults 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 defaults by failing, for a period of thirty days, to perform any other obligations contained in this
 - (b) ale Without Credit Approval. Lender shall, if permitted by applicable law (including section 341(d) of the Garn-St. Ge main Depository Institutions Act of 1982, 12 U.S.C. 1701j-3(d)) and with the prior approval of the Secretary, require immediate payment in full of all sums secured by this Security Instrument if:
 - (i) All or part of the Property, or a beneficial interest in a trust owning all or part of the Property, is sold or otherwise transferred (other than by devise or descent), and
 - (ii) The Property is not occupied by the purchaser or grantee as his or her principal residence, or the purchaser or grantee does so occury 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 its rights with respect to subsequent events.
 - (d) Regulations of HUD Secretar. In many circumstances regulations issued by the Secretary will limit Lender's rights, in the case of payment defaults, or equire immediate payment in full and foreclose if not paid. This Security Instrument does not authorize acceleration or oreclosure if not permitted by regulations of the Secretary.
 - (e) Mortgage Not Insured. Borrower agrees that if this Security Instrument and the Note are not determined to be eligible for insurance under the National Housing act w hin elight months
 - from the date hereof, Lender may, at its option require immediate payment in full of all sums secured by this Security Instrument. A written statement of any auti-orized agent of the Secretary dated subsequent to eight months

 from the date hereof, declining to insure this Security
 - Instrument and the Note, shall be deemed conclusive proof construment and the Note, shall be deemed conclusive proof construment and the Note, shall be deemed conclusive proof construment and the Note in the Instrument and the Note, shall be deemed conclusive proof construment and the Note conclusive proof construment and the Note construment and the Note conclusive proof construment and the Note construment
- 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 light applies even after foreclosure proceedings are instituted. To reinstate the Security Instrument, Borrower shall tender in a 'ump sum all amounts required to bring Borrower's a ecount current including, to the extent they are obligations of Borrow and under this Security Instrument, foreclosure costs and reasonable and customary attorneys' fees and expenses properly associated with the foreclosure proceeding. Upon reinstatement by Borrower, this Security Instrument and the obligations that it so the shall remain in effect as if Lender had not required immediate payment in full. However, Lender is not required to permit einstatement if: (i) Lender has accepted reinstatement after the commencement of foreclosure proceedings within two years im to listely preceding the commencement of a current foreclosure proceeding, (ii) reinstatement will preclude 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; Forbearance by Lender Not a Waiver. Extension of the time or nyment 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 Borrower's successors 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'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

ILLINOIS FHA MORTGAGE

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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 juris', tio 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 conflicting provision.
 - 15. Bor. ow r's Copy. Borrower shall be given one conformed copy of the Note and of this Security Instrument.
- 16. Hazard as hubstances. Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances of 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 some quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property.

Borrower shall promptly gi 'e' er 'er 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 know edge. 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 Stosta ices" are those substances defined as toxic or hazardous substances by Environmental Law and the following substances. groline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing aspectos 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 cover and agree as follows:

17. Assignment of Rents. Borrower unconditionally assigns at a trainfers to Lender all the rents and revenues of the Property. Borrower authorizes Lender or Lender's agents to collect the rents are 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 a 1 absolute assignment and not an assignment for additional security only.

If Lender gives notice of breach to Borrower: (a) all rents received by Borrower shall be teld by Borrower as trustee for benefit of Lender only, to be applied to the sums secured by the Security Instrument; (b) Lender's shall be entitled to collect and receive all of the rents of the Property; and (c) each tenant of the Property shall pay all rents do and unpaid to Lender or Lender's agent 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 art that would prevent Lender from exercising its rights under this paragraph 17.

Lender shall not be required to enter upon, take control of or maintain the Property before or after givin, notic of breach to Borrower. However, Lender or a judicially appointed receiver may do so at any time there is a breach. Any aprileation of rents shall not cure or waive any default or invalidate any other right or remedy of Lender. This assignment or rents of the Property shall terminate when the debt secured by the Security Instrument is paid in full.

18. Foreclosure Procedure. If Lender requires immediate payment in full under paragraph 9, Lender may foreclose the 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 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 9, 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 of 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 18 or applicable law.

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- 19. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument. Borrower shall pay any recordation costs. Lender may charge Borrower a fee for releasing this Security Instrument, but only if the fee is paid to a third party for services rendered and the charging of the fee is permitted under applicable law.
- 20. Waiver of Homestead. In accordance with Illinois law, the Borrower hereby releases and waives all rights under and by virtue of the Illinois homestead exemption laws.
- 21. Placement of Collateral Protection Insurance. Unless Borrower provides Lender with evidence of the insurance coverage required by Borrower's agreement with Lender, Lender may purchase insurance at Borrower's expense to protect Lender's interests in Borrower's collateral. This insurance may, but need not, protect Borrower's interests. The coverage that Lender, but chases may not pay any claim that Borrower makes or any claim that is made against Borrower in connection with the collateral. Borrower may later cancel any insurance purchased by Lender, but only after providing Lender with evidence that Borrower's as obtained insurance as required by Borrower's and Lender's agreement. If Lender purchases insurance for the collateral, Lorrower will be responsible for the costs of that insurance, including interest and any other charges Lender may impose in connection with the placement of the insurance, until the effective date of the cancellation or expiration of the insurance. The cost of the insurance may be added to Borrower's total outstanding balance or obligation. The costs of the insurance may be more than the cost of insurance Borrower may be able to obtain on its own.

22. Riders to this S covity Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the coversus 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) were a part of this Security Instrument.

[Check applicable box(es)].

Condominium Rider	Graduated Payment Rider	Growing Equity Rider
Planned Unit Development Rider	Adjustable Rate Rider	Rehabilitation Loan Rider
Non-Owner Occupancy Rider	Care [Specify]	Clort's Office

ILLINOIS FHA MORTGAGE

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BY SIGNING BELOW, Borrower accepts and agrees Instrument and in any rider(s) executed by Borrower and record	to the terms contained in pages 1 through 7 of this Security led with it.
1000	
HAZEL J. STREET -Borrower	(Seal) -Borrower
(Seal) -Borrower	(Scal) -Borrower
(Seal) -Borrower	(Seal) -Borrower
Witness:	Witness:
State of Illinois County of Cook	stember 85, 2003
This instrument was acknowledged before me on HAZEL J. STREET	(date) by (name[s] of person[s]).
	OFFICIAL SEAL KAREN Y. THURMON NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 7-29-2007

ILLINOIS FHA MORTGAGE

ITEM T9601L7 (0206)-MERS

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GREATLAND III To Order Call: 1-800-530-9393 [] Fax; 616-791-1131 Ticor Title Insurance Company

Commitment Number: 03080043

Exeter Title Company 221 North LaSalle Street Chicago, Illinois 60601

Commitment

Legal Description

Schedule A Continued

LOT 16 IN BLOCK 1 IN CLARKDALE, A SUBDIVISION BY GEORGE T. POTTER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. as: 363.

Of Coot County Clerk's Office

Commonly known as: 3639 West 81st Street, Chicago, IL 60652

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