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RECORD AND RETURN TO:
FIRST AMERICAN TITLE *PC*
P.O. BOX 27670
SANTA ANA, CA 92799-7670
ATTN: LMTS
3173591

Doc#: 0631815004 Fee: \$36.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/14/2006 08:28 AM Pg: 1 of 7

This Document Prepared By:
MIRANDA BAKER
WASHINGTON MUTUAL BANK
7255 BAY MEADOWS WAY
JACKSONVILLE, FL 32256

Tax Parcel No. 31 21-402-033-0000

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0047301668

FHA Case No. 703 137-2292614

SUBORDINATE MORTGAGE

THIS SUBORDINATE MORTGAGE ("Security Instrument") is given on **OCTOBER 9, 2006**
The Mortgagor is
JOHN C. TAYLOR AND EMILY CUNNINGHAM-TAYLOR, HUSBAND AND WIFE

whose address is **5231 SOUTHWICK COURT**
MATTESON, ILLINOIS 60443

("Borrower").

This Security Instrument is given to the Secretary of Housing and Urban Development, whose address is Attention: Single Family Notes Branch, 451 Seventh Street SW, Washington, DC 20410 (herein "Lender"). Borrower owes Lender the principal sum of

SEVEN THOUSAND FIVE HUNDRED AND 20 / 100

Dollars (U.S. \$ **7,500.20**). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for the full debt, if not paid earlier, due and payable on **AUGUST 01, 2033**

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This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, 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 mortgages, grants and conveys to Lender and Lender's successors and assigns, the following described property located in the County of **COOK** State of Illinois:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF;

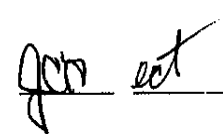
which has the address of **5231 SOUTHWICK COURT**

MATTESON, Illinois **60443** ("Property Address");
[City] [State] [Zip Code]

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 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 defend generally the title to the Property against all claims and demands, subject to 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.



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

1. **Payment of Principal.** Borrower shall pay when due the principal of the debt evidenced by the Note.
2. **Borrower Not Released; Forbearance By Lender Not a Waiver.** Extension of the time of payment 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 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.
3. **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. 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 term of this Security Instrument or the Note without that Borrower's consent.
4. **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: Department of Housing and Urban Development, Attention: Single Family Notes Branch, 451 Seventh Street SW, Washington, DC 20410 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.
5. **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.
6. **Borrower's Copy.** Borrower shall be given one conformed copy of the Note and of this Security Instrument.

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

7. Acceleration; Remedies. Lender shall give notice to Borrower prior to 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 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 non-existence 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 Section 7, 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 7 of the Subordinate Note, the Secretary may invoke the non-judicial 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 by the Act. Nothing in the preceding sentence shall deprive the Secretary of any rights otherwise available to Lender under this paragraph or applicable law.

8. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument. Borrower shall pay any recordation costs.

9. 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.

10. Bankruptcy Discharge. If Borrower, subsequent to JULY 23, 2003, receives a discharge in a Chapter 7 bankruptcy, and there is no valid reaffirmation agreement of the underlying debt, Lender will not attempt to re-establish any personal liability for the underlying debt.

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BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument.

John C. Taylor

 JOHN C TAYLOR -Borrower

Emily Cunningham Taylor

 EMILY CUNNINGHAM-TAYLOR -Borrower

Sean Esau

 SEAN ESAU -Borrower
 WITNESS

Jeffrey Bullock

 JEFFREY BULLOCK -Borrower
 WITNESS

 -Borrower

 -Borrower

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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[Space Below This Line For Acknowledgment]

STATE OF Illinois, COUNTY OF Will 0047301668

The foregoing instrument was acknowledged before me this October 11, 2006 by **JOHN C. TAYLOR AND EMILY CUNNINGHAM-TAYLOR**

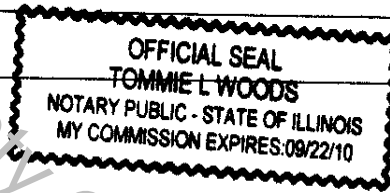
who is personally known to me or who has produced _____ as identification.

Signature of person taking acknowledgment: Tommie L. Woods

Name typed, printed or stamped: Tommie L. Woods

Title or rank: _____

Serial Number: _____



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Loan No.:0047301668

Exhibit "A"

THE WEST 26.00 FEET OF THE EAST 83.00 FEET OF LOT 203 IN STONERIDGE COURTYARDS OF MATTESON UNIT TWO, BEING A RESUBDIVISION OF LOT 107 IN STONERIDGE COURTYARDS OF MATTESON UNIT ONE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID STONERIDGE COURTYARDS OF MATTESON UNIT TWO RECORDED NOVEMBER 14, 2002 AS DOCUMENT 0021254554, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS RECORDED SEPTEMBER 15, 2000 AS DOCUMENT 00720867 AND FIRST AMENDMENT TO SAID DECLARATION RECORDED MARCH 21, 2003 AS DOCUMENT 0030390786 AND AS SHOWN ON THE PLAT OF STONERIDGE COURTYARDS OF MATTESON UNIT TWO AFORESAID AND CREATED BY DEED FROM SOUTHWICK COURTYARDS, LLC TO JOHN C TAYLOR DATED JULY 23, 2003 AND RECORDED _____ AS DOCUMENT _____ FOR INGRESS AND EGRESS OVER LOT 200 IN SAID STONERIDGE COURTYARDS OF MATTESON UNIT TWO, AFORESAID.

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