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Doc#: 0706117085 Fee: \$32.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/02/2007 01:01 PM Pg: 1 of 5

**After Recording Return To:**

**Prepared By:**

MSV  
210 E. Redwood Street  
Baltimore, Maryland 21202

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Tax ID / Parcel Number: 08-22-203-071-1098

Loan No.: 0004093790

FHA Case No.: 734-1319308093

**SUBORDINATE MORTGAGE**

THIS SUBORDINATE MORTGAGE ("Security Instrument") is given on February 12, 2007 .  
The mortgagor Javier Beltran and Maria Beltran , husband and wife  
("Borrower").

This Security Instrument is given to the Secretary of Housing and Urban Development and its successors  
and assigns, whose address is 451 Seventh Street, SW, Washington, DC 20410  
("Lender").

Borrower owes Lender the principal sum of Five Thousand Six Hundred Twenty Four and 86/100  
Dollars (U.S. \$ \$5,624.86 ). 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 July  
01, 2028 . 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 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, warrant, grant and convey to the Lender the following described property located in Cook  
County, Illinois:

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UNIT 1/93-1B, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN CINNAMON COVE CONDOMINIUM AS DELINEATED AND DEFINED IN THE RESTATED AND AMENDED DECLARATIONS RECORDED AS DOCUMENT NOS. 91-42352 AND 91518494, FORMERLY KNOWN AS IVY GREEN CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 25498291, AND AS AMENDED FROM TIME TO TIME, IN LOT; (EXCEPT THE NORTH 462.80 FEET OF THE SOUTH 736.42 FEET THEREOF) IN ALGONQUIN-DEMPSTER SUBDIVISION, A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15 AND PART OF THE NORTHEAST 1/4 OF SECTION 22, ALL IN TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL I FOR INGRESS AND EGRESS AS CONTAINED IN DECLARATION OF EASEMENTS, RECORDED AS DOCUMENT NO. 25498290 AND AS AMENDED FROM TIME TO TIME. TAX ID#: 08-22-203-071-1098

Tax ID / Parcel Number: 08-22-203-071-1098

which has the address of 1793 1B Algonquin Road, Mount Prospect, IL 60056.  
("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 COVENANTS 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 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.

Borrower and Lender covenant and agree as follows:

**UNIFORM COVENANTS.**

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

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accommodations with regard to the term of this Security Instrument or the Note without that Borrower's consent.

Property of Cook County Clerk's Office

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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.

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 paragraph 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 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 or applicable law.

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8. 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. Lender may charge Borrower a fee for releasing this Security Instrument, but only if the fee is paid to the third party for services rendered and the charging of the fee is permitted under applicable law.

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

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

Javier Beltran (Seal)  
Javier Beltran -Borrower

Maria Beltran (Seal)  
Maria Beltran -Borrower

\_\_\_\_ (Seal)  
-Borrower

\_\_\_\_ (Seal)  
-Borrower

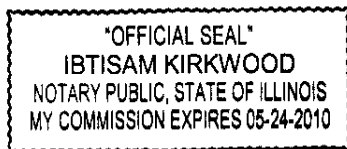
(No witnesses required for Borrowers)

\_\_\_\_ [Space Below This Line For Acknowledgment] \_\_\_\_\_

State of IL )  
County of Kane )

The foregoing instrument was acknowledged before me this 17th February, 2007, [date] by Javier Beltran and Maria Beltran, husband and wife Ibtisam Kirkwood [name of person acknowledged].

(Notary Seal is Required)



Ibtisam Kirkwood  
Notary Signature

Ibtisam Kirkwood  
Print Name

Notary Public, State IL

My Commission Expires: 05-24-2010