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This document prepared by
and please return to:

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Doc#: 0710033158 Fee: \$34.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/10/2007 01:08 PM Pg: 1 of 6

307-4

NKBS

BK

CND

CT 1 8340930

... subject and subordinate to the mortgage
in the amount of \$ _____

This mortgage is subject and subordinate to the mortgage
dated 3/27/07 in the amount of \$ 135,160.00
between Minghui Tang and Tong Sun
and Utimortgage, Inc. MORTGAGE

Do not write above this line,

THE MORTGAGOR, TONG SUN and MINGHUI TANG (collectively "Mortgagor"), for good and valuable consideration, the receipt of which is hereby acknowledged, hereby mortgages and warrants to 740 FULTON, LLC, an Illinois limited liability company, together with its successors and assigns (collectively "Mortgagee"), having its principal office at 357 West Chicago Avenue, Chicago, IL 60610, that certain property located at 740 West Fulton, Unit #706, Chicago, Illinois ("Property"), Permanent Index Number(s) 17-09-307-010-0000 (Part), as further described on the attached Exhibit A hereby incorporated herein and made a part hereof, in order to secure the payment of that certain Promissory Note of even date herewith, made payable to Mortgagee, in the amount of ONE HUNDRED THIRTY THOUSAND and NO/100 Dollars (\$130,000.00) ("Loan Amount") at an interest rate of three percent (3%) (simple interest) pursuant to such terms and conditions set forth in said note executed by the Mortgagor and made payable to the Mortgagee as of the date hereof.

The City Council ("City Council") of the City of Chicago ("City") has adopted ordinances on March 28, 2001 (published in the Journal of Proceedings of the City Council ("Journal") for such date at page 55634-55638), October 31, 2001 (published in the Journal for such date at pages 71262-71273), June 19, 2002 (published in the Journal for such date at pages 88591-88592) and February 14, 2005 (published in the Journal for such date at pages 66745-66747) (collectively, the "CPAN Program Ordinance"), pursuant to which the City has established a program (the "CPAN Program") by which the City encourages market rate developments to include affordable housing units sold to homebuyers at below market rates as further described in the CPAN Program Ordinance. The Loan Amount is equal to the cost difference between the market rate purchase price of the Property and the CPAN Maximum Purchase Price (as defined in the CPAN Program Ordinance).

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The principal balance outstanding of the Promissory Note, together with accrued and unpaid interest thereon and any other sums due hereunder, shall become due and payable in full on the date on which the earliest of the following occurs (the "Maturity Date"): (a) the Property is sold or abandoned in whole or in part by Mortgagor; (b) Mortgagor seeks to refinance the loan and mortgage, encumbering the Property, granted by the Mortgagor in favor of a permanent lender, except where such refinance is solely for the purpose of obtaining and Mortgagor does receive a lower interest rate; or (c) thirty (30) years from the date of the Promissory Note; provided, however, that the indebtedness evidenced by the Promissory Note and secured by this Mortgage, shall be forgiven upon the thirty (30) year anniversary date of the Promissory Note.

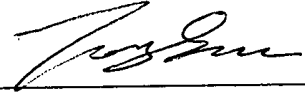
THIS MORTGAGE IS GIVEN TO SECURE: (a) payment of all amounts described herein, (b) performance of residency, transfer and financing covenants described herein and in **Exhibit B** attached hereto, and (c) the payment and performance of all other obligations, covenants, conditions and agreements contained herein and in any other agreement, document or instrument to which reference is expressly made in this Mortgage.

[SIGNATURE PAGE FOLLOWS]

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IN WITNESS WHEREOF, the Mortgagor has signed this instrument and hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of this State as of this ____ day of March, 2007.



Tong Sun



Minghui Tang

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STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

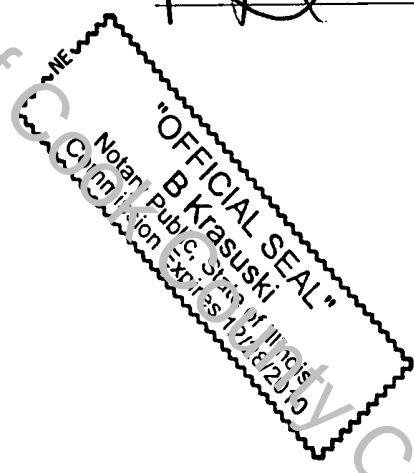
I, the undersigned, a Notary Public in and for the county and State aforesaid, do hereby certify that **Tong Sun and Minghui Tang** (collectively "Mortgagor"), personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as the free and voluntary act of the Mortgagor for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 27th day of March, 2007.

Wife and husband

[Signature]

(SEAL)
 My Commission Expires:



Clerk's Office

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STREET ADDRESS: 740 FULTON UNIT 706

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 17-09-307-010-0000

LEGAL DESCRIPTION:

UNIT 706 IN THE 740 FULTON CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF BLOCK 61 TOGETHER WITH PARTS OF VACATED WEST WAYMAN AVENUE IN ORIGINAL TOWN OF CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0707215073 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

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EXHIBIT B

Eligibility, Principal Residency, and Refinancing Covenants

In consideration of the Loan Amount (herein the "CPAN Subsidy") provided to Mortgagor, which has enabled the Mortgagor to purchase the Property from Mortgagee at an amount less than the market rate of the Property, and as a condition to Mortgagor's receipt of such CPAN Subsidy, Mortgagor covenants to Mortgagee that:

(a) Mortgagor is eligible to receive the CPAN Subsidy in accordance with the requirements of the CPAN Program Ordinance.

(b) Mortgagor shall own the Property, shall not lease the Property and shall utilize the Property as its primary residence.

(c) Mortgagor shall not refinance the Property, except to refinance the Senior Mortgage encumbering the Property, or except as consented to in writing by the Commissioner, in the Commissioner's sole discretion. **THIS REFINANCING RESTRICTION MEANS THAT MORTGAGOR IS RESTRICTED FROM USING THE MORTGAGED PROPERTY AS COLLATERAL FOR ADDITIONAL LOANS, INCLUDING, WITHOUT LIMITATION, LOANS TO REPAY CREDIT CARD DEBT, LOANS TO PURCHASE AUTOMOBILES, HOME EQUITY LOANS, DEBT CONSOLIDATION LOANS OR LOANS TO FINANCE THE PURCHASE OF OTHER PERSONAL OR REAL PROPERTY, UNLESS SUCH LOANS MEET THE REFINANCING REQUIREMENTS OF THE PREVIOUS SENTENCE. IF MORTGAGOR DESIRES TO GET A HOME IMPROVEMENT LOAN THAT WILL USE THE MORTGAGED PROPERTY AS COLLATERAL, AND IF THE COMMISSIONER CONSENTS TO SUCH LOAN, SUCH CONSENT MAY BE CONDITIONED UPON, AMONG OTHER THINGS, MORTGAGOR'S SUBMISSION TO THE CITY OF CHICAGO - DEPARTMENT OF HOUSING, AND THE DEPARTMENT OF HOUSING'S APPROVAL OF, CONSTRUCTION CONTRACTS, BUDGETS AND ESCROW OR OTHER FUNDING AGREEMENTS FOR SUCH HOME IMPROVEMENT PROJECT.**