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Illinois Anti-Predatory **Lending Database Program**

Certificate of Exemption

Doc#: 0912649033 Fee: \$66. Eugene "Gene" Moore RHSP Fee:\$10 Cook County Recorder of Deeds Date: 05/06/2009 02:10 PM Pg: 1 of

Report Mortgage Fraud 800-532-8785

9000911 STS 2412 The property identified as:

PIN: 10-27-204-055-0000

Address:

Street:

7920 N. KEDVALE AVENUE

Street line 2:

City: SKOKIE

Lender.

PACIFIC GLOBAL BANK

Borrower: YIU TING LEE

Loan / Mortgage Amount: \$94,500.00

on Clerks This property is located within Cook County and the transaction is exempt from the requirements of 765 ILCS 77/70 et seq. because the application was taken by an exempt entity.

Certificate number: BFDA1FE5-2423-453D-AAA1-FD59F52D190B

Execution date: 04/28/2009

0912649033 Page: 2 of 17

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RECORDATION REQUESTED BY: Pacific Global Bank 2323 S. Wentworth Ave. Chicago, IL 60616	
WHEN RECORDED MAIL TO: Pacific Global Bank 2323 S. Wentworth Ave. Chicago, IL 60616	
SEND TAX NOTICES TO: Pacific Global Bank 2323 S. Wentworth Ave. Chicago, IL 60616 [Space Above This Line For Recording Data]	
This Mortgage prepared by: Pacific Global Bank 2323 S. Wentworth Avenue Chicago, IL 60616	
MORTGAGE	
DEFINITIONS	
Words used in multiple sections of this document are defined below and other words are of 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are 16.	also provided in Section
(A) "Security Instrument" means this document, which is dated April 28, 2009, toget document. (B) "Borrower" is Yiu Ting Lee, single never married, whose address is Garden South, IL 60077. Borrower is the mortgagor under this Security Instrument. (C) "Lender" is Pacific Global Bank. Lender is a bank organized and existing under the address is 2323 S. Wentworth Ave., Chicago, IL 60616. Lender is the mortgagee under thi (D) "Note" means the promissory note signed by Borrower and dated April 28, 200 Borrower owes Lender Ninety-four Thousand Five Hundred & 00/100 Dollars (U.S. \$8 Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in 2039. (E) "Property" means the property that is described below under the heading "The Color of the Property" means the property that is described below under the heading "The Color of the Property" means the property that is described below under the heading "The Color of the Property" means the property that is described below under the heading "The Color of the Property" means the property that is described below under the heading "The Color of the Property" means the property that is described below under the heading "The Color of the Property" means the property that is described below under the heading "The Color of the Property" means the property that is described below under the heading "The Color of the Property" means the property that is described by the Property of the	4950 Church St, Skokie aws of Illinois. Lender's Security Instrument. 9. 7pg Note states tha 4,500.00) plus interest. full not later than May 1,
(E) "Property" means the property that is described below under the heading "Transfer of (F) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charged the Note, and all sums due under this Security Instrument, plus interest.	Rights in the Property." les and late charges due

(G) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are

Second Home Rider

ILLINOIS-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT Page 1 of 12

under the Note, and all sums due under this Security Instrument, plus interest.

Condominium Rider

to be executed by Borrower [check box as applicable]:

X Adjustable Rate Rider

Form 3014 1/01

0912649033 Page: 3 of 17

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PESPA, refers to all requirements and restrictions that are imposed to regard to a "tederally related mortgage of the same subject to 3.0.1.5.2601 or seq.) and its implementation of Regulation of Requirements and restrictions that are imposed to 3.0.1.5.2601 or seq.) and teatherment of requirements and restrictions that are imposed to 3.0.1.5.2601 or seq.) and teatherment of refers to all requirements and restrictions that are imposed to 3.0.1.5.2601 or seq.) and teatherment of refers to all requirements and restrictions that are imposed to 3.0.1.5.2601 or seq.) and the implementation of the restrictions that are imposed to 3.0.1.5.2601 or seq.) and the implementation of the restrictions are imposed to 3.0.1.5.2601 or seq.) and the implementation of the restrictions are imposed to 3.0.1.5.2601 or seq.) and the implementation of the restrictions are imposed to 3.0.1.5.2601 or seq.) and the restrictions are imposed to 3.0.1.5.2601 or seq.) and the restriction of the restrictions are imposed to 3.0.1.5.2601 or seq.) and the restriction of the re

(X) "Betjodic Payment" means the regularly scheduled amount one for 3) principal and interest under the Moter.

Miscellaneous Proceeds' means any compensation, settlement, award of damages, or proceeds paid by their dyant grant of the coverages described in Section 5) for (i) damage to construction of, the Property; (iii) condemnation or other taking of all or any part of the Property; (iii) condemnation or other taking of all or any part of the Property; (iii) condemnation of the Property; (iii) conveyance in its condemnation; or 6.7 misrepresentations of, or omissions as to, the value and/or condition of the Property (iii) conveyance in its condemnation; or 6.7 misrepresentations of, or omissions as to, the nonpayment of the Property (iii) conveyance in its condemnation; or 6.7 misrepresentations of the Property (iii) conveyance in its condemnation of the Property (iii) conveyance in its condemnation; or 6.7 misrepresentations of the Property (iii) condemnation of the Property (iii) condemnation of the Property (iii) condemnation or other taking of all or one property (iii) conveyance in its condemnation of the Property (iii) condemnation or other taking or other Property (iii) condemnation of the Property (iii) condemnation or other taking or other property (iii) condemnation of the Property (iii) condemnation or other taking or other property (iii) condemnation or other property (iii) condem

(K) Escrow items, means those items that are described in Section is

selephone, wire transfers, and automated clearinghouse transfers

suming organizations.

(i) "Electronic Funds Transfer" means any transier of runds, either may renescrion organisted by check once the paper instrument, which is initiated through an electronic lemmas, relephone electronic strains paper instrument, which is initiated through an electronic lemmas, relephone electronic strains to account. Such form madness, the sold are relephone transfers initiated by another electronic lemmas, relephone transfers of another managed by another transfers initiated by another electronic lemmas of point-of-sale transfers, automated talking is not limited to, point-of-sale transfers, automated talking in account. Such form madness, but is not limited to, point-of-sale transfers, automated talking is represented by a continue transfer of the properties.

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(f) ***Community Association Dues, Fees, and Assessments* coeses an dues fees, assessments and officer of perquents association, homeometrical and other presuges that she imposed on Borrower of the Property by a condominium association, homeometrical according of

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0912649033 Page: 4 of 17

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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 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. Borrower and Lender covenant and agree as follows:

1. Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check, or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by lender in accordance with the notice provisions in Section 15. Lender may return any payment or partial payment or partial payments are insufficient to bring the Loan current. Lender may accept any payment or partial payment insufficient to bring the Loan current, without waiver of any rights hereunder or prejudice to its rights to refuse such payment or partial payments in the future, but Lender is not obligated to apply such payments at the time such payments are accepted. If each Periodic Payment is applied as of its scheduled due date, then Lender need not pay interest on unapplied funds. Lender may hold such unapplied funds until Borrower makes payment to bring the Loan current. If Borrower does not do so within a reasonable period of time, Lender shall either apply such funds or return them to Borrower. If not applied earlier, such funds will be applied to the outstanding principal balance under the Note immediately prior to foreclosure. No offset or claim which Borrower might have now or in the future against Lender shall relieve Borrower from making payments due under the Note and this Security Instrument or performing the covenants and agreements secured by this

2. Application of Payments or Proceeds. Except as otherwise described in this Section 2, all payments accepted and applied by Lender shall be applied in the following order of priority: (a) interest due under the Note; (b) principal due under the Note; (c) amounts due under Section 3. Such payments shall be applied to each Periodic Payment in the order in which it became due. Any remaining amounts shall be applied first to late charges, second to any other amounts due under this Security Instrument, and then to reduce the principal balance of the Note.

If Lender receives a payment from Borrower for a delinquent Periodic Payment which includes a sufficient amount to pay any late charge due, the payment may be applied to the delinquent payment and the late charge. If more than one Periodic Payment is outstanding, Lender may apply any payment received from Borrower to the repayment of the Periodic Payments if, and to the extent that, each payment can be paid in fill. To the extent that any excess exists after the payment is applied to the full payment of one or more Periodic Payments, such excess may be applied to any late charges due. Voluntary prepayments shall be applied first to any prepayment charges and then as described in the Note.

Any application of payments, insurance proceeds, or Miscellaneous Proceeds to principal due under the Note shall not extend or postpone the due date, or change the amount, of the Periodic Payments.

3. Funds for Escrow Items. Borrower shall pay to Lender on the day Periodic Payments are due under the Note, until the Note is paid in full, a sum (the "Funds") to provide for payment of amounts due for: (a) taxes and assessments and other items which can attain priority over this Security Instrument as a lien or encumbrance on the Property; (b) leasehold payments or ground rents on the Property, if any; (c) premiums for any and all insurance required by Lender under Section 5; and (d) Mortgage Insurance premiums, if any, or any sums payable by Borrower to Lender in lieu of the payment of Mortgage Insurance premiums in accordance with the provisions of

0912649033 Page: 5 of 17

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RELINCAS Single Family-Famile Mae/Freddie Mac UNIFORM INSTRUMENT

Horrower shall promptly discharge any lien which has priority over this Security instrument unless Borrower (a) Agrees in writing to the psyment of the obligation secured by the rien in a manner acceptable to thinder, but orbits agreement (b) confeets the floor over this by our trieder, but only a confeets the floor over the lien in, legal proceedings which in Lender's opinior operate to prevent the enforcement of the against such proceedings are concluded; or (a) secures from the conference of those proceedings are pending, but only until such proceedings are concluded; or (a) secures from the conference proceedings are proceeding that only until such proceedings are concluded; or (b) secures from the conference of the Property is subject to the Security instrument in the man agreement satisfactory to Lender subcineration priority over this Security Instrument conference. Within 10 days of the date on which that notice identifying the tien. Within 10 days of the date on which that instrument is under many give Borrower a notice identifying the tien. Within 10 days of the date on which that notice identifying the solucion is given.

*Property, if any, and Community Association Dues. Resessments, change and impositions attributed to make the Property which can attain priority over this Security Instrument, leasabold payments or ground rents on the Property which can attain priority over this Security Instruments, leasabold payments of the antibuted on the Property and Community Association Dues. Fees and Assessments it any, in the priority in the priority of the priority

Then beynder in the of all secures by this Security therefore so the following promptly returns to Borrowch

Standards an arrival accounting of the Funds has required by RESPA. Lender shall pay to Lender the annual accounting of the Runds held in escrow, as defined one to the shall be soon as defined under RESPA, and though the shallong the contained with RESPA, that in more that the shallong the amount necessary to trader the amount necessary to trade the annual response with RESPA. Lender shall pay to Lender the amount necessary to make up the definition of the RESPA. Sind the annual accounting the payoner and the shall pay to Lender the amount necessary to make up the definition of the ESPA. Sind the annual accounting the payoner and the shall pay to Lender the amount necessary to make up the definition of the ESPA. The payoner are applied to the shall pay to Lender the amount necessary to make up the definition of the payoner and the payoner and

Hank, cander shall apply the Funds is an institution whose deposits are so incured on things. Federal Horne Elender shall apply the Funds is second than the time specified under RESPA. Liender shall apply the Funds and the funds and Applicable caw permits or verting the earnest unless cender pays Box curer interest on the Funds and Applicable caw permits Lender to make such a charge. Unless an agreement is made in writing or Applicable caw, requires interest to baid on the Funds on the Funds. Borrower and Lender Scharge. Unless an agreement is made in writing or Applicable caw, requires interest to paid on the Funds. Borrower and Lender Funds. Borrower and Lender agree in writing, however, that interest shall not be required to pay Borrower and the Funds.

Ender shall be here or restruction whose deposits are insured by a tederal agency, instrumentality, or The Funds shall be here or otherwise in accordance with Applicable Low

Lender shall estimate the sollect and hold Funds in an amount (a) sufficient to pend to apply that forms the specified under PESPA, and (b) not to exceed the maximum amount a lender segment of Punds due on the basis or current oats and reasonable estimates of contents of samples and reasonable estimates of

Firmas, and in such emounts, that are then required under rnis Section if time by a notice given in accordance with Section 15 and, upor such revocation. Borrower shall pay to Lender ail people is to repay to tepay and succured bender may revoke the waiver as to any or all Escrew Herns at any conder may exercise its rights under Section 9 and pay such amount and Borrower shall then be obligated under the back grown pame quecify, pursuant to a waiver, and Borrower (als to pay the amount due to the Escrow Rem. perspido si rewamote 4 i 8 hadoe2 til besu di mamesige ana manevan' essinte enti sis traminirenti yfaucas circi di the a covernance terreints shall for all purposes be chemical to be a covernance to brong a promise double sentation. existence and deligible are the minimal and the period of the properties of the properties of the maken of the properties of the maken of the properties of tender for which payment of Punds has been by Lender and It Lender requires the Funds to Lender to the event of such waiver, Borrower shall pay directly, wher and where payable, the unpured due for any fisciow Building of the Abust Leagues of the Abbs some value is smed were the to you about 1 hand of contention capque warkes gonomers optigation to bay the Funds for any Eschow heavy. Eschoe thay wake Bonomers despite small to be paid under this Section. Borrower anality and thender the Burda for Escreta items unless the neutral of debrain depositions from the complete of the state and the final transfer at Tawollog ko paworosu eqilikuri ili suratussaasiy pire isaay isoog Jogeroosiy Arumuunog layi alinbar Arut Japumi Tueog not to the each fluoring state Aue to to tripletely by the state would greate the state for the total to

0912649033 Page: 6 of 17

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Lender may require Borrower to pay a one-time charge for a real estate tax verification and/or reporting service used by Lender in connection with this Loan.

5. Property Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and any other hazards including, but not limited to, earthquakes and floods, for which Lender requires insurance. This insurance shall be maintained in the amounts (including deductible levels) and for the periods that Lender requires. What Lender requires pursuant to the preceding sentences can change during the term of the Loan. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's right to disapprove Borrower's choice, which right shall not be exercised unreasonably. Lender may require Borrower to pay, in connection with this Loan, either: (a) a one-time charge for flood zone determination, certification and tracking services; or (b) a one-time charge for flood zone determination and certification services and subsequent charges each time remappings or similar changes occur which reasonably might affect such determination or certification. Borrower shall also be responsible for the payment of any fees imposed by the Federal Emergency Management Agency in connection with the review of any flood zone determination resulting from an objection by Borrower.

If Borrower fails to maintain any of the coverages described above, Lender may obtain insurance coverage, at Lender's option and Porrower's expense. Lender is under no obligation to purchase any particular type or amount of coverage. Therefo e. such coverage shall cover Lender, but might or might not protect Borrower, Borrower's equity in the Property, or the contents of the Property, against any risk, hazard or liability and might provide greater or lesser coverage than was previously in effect. Borrower acknowledges that the cost of the insurance coverage so obtained might significantly exceed the cost of insurance that Borrower could have obtained. Any amounts disbursed by Lender under this Section 5 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lenuer to Borrower requesting payment.

All insurance policies required by Lender and renewals of such policies shall be subject to Lender's right to disapprove such policies, shall include a standard mortgage clause, and shall name Lender as mortgagee and/or as an additional loss payee. Lender shall have the icht to hold the policies and renewal certificates. If Lender requires, Borrower shall promptly give to Lender ah eccipts of paid premiums and renewal notices. If Borrower obtains any form of insurance coverage, not otherwise required by Lender, for damage to, or destruction of, the Property, such policy shall include a standard mortgage clause and shall name Lender as mortgagee and/or as an additional loss payee.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower. Unless Lender and Borrower otherwise agree in writing, any insurance proceeds, whether or not the underlying insurance was required by Lender, shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the night to hold such insurance proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such insurance proceeds, Lender shall not be required to pay Borrower any interest or earnings on such proceeds. Fees for profice adjusters, or other third parties, retained by Borrower shall not be paid out of the insurance proceeds and shall be and sole obligation of Borrower. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such insurance proceeds shall be applied in the order provided for in Section 2.

If Borrower abandons the Property, Lender may file, negotiate and settle any available insurance claim and related matters. If Borrower does not respond within 30 days to a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may negotiate and settle the claim. The 30-day period will begin when the notice is given. In either event, or if Lender acquires the Property under Section 22 or otherwise, Borrower hereby assigns to Lender (a) Borrower's rights to any insurance proceeds in an amount not to exceed the amounts unpaid under the Note or this Security Instrument, and (b) any other of Borrower's rights (other than the right to any refund

0912649033 Page: 7 of 17

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ILLINOIS-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

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gondance codinies to the Property, the leasehold and the the fits shall not merge unless center agrees to it may securify that manufers to a leasehold, Borrower shall comply with all me provided to the case of the parameter with such interest upon notice from Lender to Borrower requesting payment.

yd centrae dispursed by Lender under this Section 9 shar service strikitoris debi o fashased by Lender anders fashi bereas and an the Note that debi of dispurse and an all security has debi of dispurse and all and are all security has debi of dispurse and all security has debit of the debit and all security from the debit of the

Serrower fails to perform the coverants and agreement contained in this Security Instrument (b) there is a legal proceeding that might alguificantly affect Lender's increas in the Property analyze under this Security are approceeding in bankuptcy, probate for condemnstion or forbillure, for enforcement of a lienty instrument (such as a proceeding in bankuptcy, probate for a angine or conditioned the Property and thirs Security Instrument, now angious or appropriate to protect the Security Instrument, now and processing and/or assessing the Property and secured by a lienty which has priority included and/or appearance in the Property, and secured by a lienty which has priority included and/or appearing the Property and secured by a lienty which has priority in the Property and/or assessing the value of any or any sums secured by a lienty which has priority is secured to a sociate but at a bankruptory proceeding. Security the Property includes, but are not limited to the property to make ropairs, often any analysis to a sociate that are almined in the Property and any in a bankruptory proceeding. Security the Property is allocated to a sociate any take action under this Section at Lender access not take to do so and under any cury or any ignore. The property of any sociates are underlying the any cury or any action and that the application or dangerous conditions, and action under the code in orbit to a traingle of a social any cury or any ignore. Under the application of a social any cury or any ignore any cury of the application of a social any cury of the application of any and the application of any and the application of a social any any cury of any interesting the property and the application of any any any code any any cury and action under the Engles increased on a social any cury and application of a social any cury and applications.

- epresentations concerning Borrower's occupancy of the Property and Rights Under this Security Instrument. 4 (4)
 - Borrower or any persons or enthes acting it the direction of Borrower or with Borrower a relation from the formation or statements to Lender (or (alled to provide Londor with the connection with the Loan. Material representations or enthe Londor with the more than the provide Londor with the more than the more than the connection with the Loan. Material representation or subject to the connection with the Loan. Material representation or subject to the connection with the Loan.
 - the time of or prior to such an interior inspection specifying such reasonable cause. Sorrower's Loan Application process
 - nanser pouder may inspect the tradior of the improvements on the Property. Tender shall give Borrower notice at Cender or its agent in ay hake reasonable entries upon appearance of the Property. If it has reasonable completened along the Property of the Borrower notice at

Suring): (it impair the Princerty, allow the Property to deternorate or domini waste on the Property. Whether or troperty in order the Property, Whether or the Property Form deternance that the Property Form the Property Form the Property is determined pursuant to Section 5 that repend or determined pursuant to Section 5 that repend or determined for determined pursuant or semaged to avoid further characteristic or demage. If insurance or condemnation proceeds are paid to converting the Property only is Lender new relations of the Property. Borrower shall be responsible for repaining or transcripting the Property only is Lender new relationship to the Property only is Lender new relationship to the Property of progress payments as the work is completed. If the insurance or condemnation no demonstration or the insurance of transfer or transfer or

- A breservation. Maintenance and Protection of the Property: Inspections. Borrower shall not riestroy
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 - 6. Occupancy. Borrower shall occupy, establish on the Property Security Security of the Property of the Property Security Security Security Security of the pay amounts under the Note of the Property Security Security Security of the converse of the Property Security Security of the Converse of the Property Security Security of the Security of Borrower suches Security Security

0912649033 Page: 8 of 17

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Insurance coverage required by Lender ceases to be available from the mortgage insurer that previously provided such insurance and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premiums required to obtain coverage substantially equivalent to the Mortgage Insurance previously in effect, at a cost substantially equivalent to the cost to Borrower of the Mortgage Insurance previously in effect, from an alternate mortgage insurer selected by Lender. If substantially equivalent Mortgage Insurance coverage is not available, Borrower shall continue to pay to Lender the amount of the separately designated payments that were due when the insurance coverage ceased to be in effect. Lender will accept, use and retain these payments as a non-refundable loss reserve in lieu of Mortgage Insurance. Such loss reserve shall be non-refundable, notwithstanding the fact that the Loan is ultimately paid in full, and Lender shall not be required to pay Borrower any interest or earnings on such loss reserve. Lender can no longer require loss reserve payments if Mortgage Insurance coverage (in the amount and for the period that Lender requires) provided by an insurer selected by Lender again becomes available, is obtained, and Lender requires separately designated payments toward the premiums for Mortgage Insurance. If Lender required Mortgage Insurance as a condition of making the Loan and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance Borrower shall pay the premiums required to maintain Mortgage Insurance in effect, or to provide a non-refunciable loss reserve, until Lender's requirement for Mortgage Insurance ends in accordance with any written agreement between Borrower and Lender providing for such termination or until termination is required by Applicable Law. Nowing in this Section 10 affects Borrower's obligation to pay interest at the rate provided in

Mortgage Insurance reimburses Lender (or any entity that purchases the Note) for certain losses it may incur if Borrower does not repay the Loan as agreed. Borrower is not a party to the Mortgage Insurance.

Mortgage insurers evaluate their total risk on all such insurance in force from time to time, and may enter into agreements with other parties that share or modify their risk, or reduce losses. These agreements are on terms and conditions that are satisfactory to the mortgage insurer and the other party (or parties) to these agreements. These agreements may require the mortgage insurer to make payments using any source of funds that the mortgage insurer may have available (which may include funds obtained from Mortgage Insurance premiums).

As a result of these agreements, Lender, any purchaser of the Note, another insurer, any reinsurer, any other entity, or any affiliate of any of the foregoing, may receive (directly or indirectly) amounts that derive from (or might be characterized as) a portion of Borrower's payments for Mortgage Insurance, in exchange for sharing or modifying the mortgage insurer's risk, or reducing losses. If such agreement provides that an affiliate of Lender takes a share of the insurer's risk in exchange for a share of the premiums paid to the insurer, the arrangement is often termed "captive reinsurance." Further:

- (a) Any such agreements will not affect the amounts that Borrower has agreed to pay for Mortgage Insurance, or any other terms of the Loan. Such agreements will not increase the amount Borrower will owe for Mortgage Insurance, and they will not entitle Borrower to any reforms.
- (b) Any such agreements will not affect the rights Borrower has it any with respect to the Mortgage Insurance under the Homeowners Protection Act of 1998 or any other law. These rights may include the right to receive certain disclosures, to request and obtain cancellation of the Mortgage Insurance, to have the Mortgage Insurance terminated automatically, and/or to receive a refund of any Mortgage Insurance premiums that were unearned at the time of such cancellation or termination.
- 11. Assignment of Miscellaneous Proceeds; Forfeiture. All Miscellaneous Proceeds are hereby assigned to and shall be paid to Lender.

If the Property is damaged, such Miscellaneous Proceeds shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such Miscellaneous Proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may pay for the repairs and restoration in a single disbursement or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such Miscellaneous Proceeds, Lender shall not be required to pay Borrower any interest or earnings on such Miscellaneous Proceeds. If the restoration or repair is not economically feasible or Lender's security would be lessened, the Miscellaneous Proceeds shall be applied to the

0912649033 Page: 9 of 17

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13. Joint and Several Liability; Co-signers: Successors and Assigns Bound. Corrections and Assigns and

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0912649033 Page: 10 of 17

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and benefits under this Security Instrument. Borrower shall not be released from Borrower's obligations and liability under this Security Instrument unless Lender agrees to such release in writing. The covenants and agreements of this Security Instrument shall bind (except as provided in Section 20) and benefit the successors and assigns of Lender.

14. Loan Charges. Lender may charge Borrower fees for services performed in connection with Borrower's default, for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument, including, but not limited to, attorneys' fees, property inspection and valuation fees. In regard to any other fees, the absence of express authority in this Security Instrument to charge a specific fee to Borrower shall not be construed as a prohibition on the charging of such fee. Lender may not charge fees that are expressly prohibited by this Security Instrument or by Applicable Law.

If the Loan is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the Loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lendor may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Porrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge (whether or not a prepayment charge is provided for under the Note). Borrower's acceptance of any such round made by direct payment to Borrower will constitute a waiver of any right of action Borrower might have arising out of such overcharge.

- 15. **Notices.** All notices given by Borrower or Lender in connection with this Security Instrument must be in writing. Any notice to Borrower in connection with this Security Instrument shall be deemed to have been given to Borrower when mailed by first class mail or when actually delivered to Borrower's notice address if sent by other means. Notice to any one Borrower shall constitute notice to all Borrowers unless Applicable Law expressly requires otherwise. The notice address shall be the Property Address unless Borrower has designated a substitute notice address by notice to Lender. Borrower shall promptly notify Lender of Borrower's change of address. If Lender specifies a procedure for reporting Borrower's change of address, then Borrower shall only report a change of address through that specified procedure. There may be only one designated notice address under this Security Instrument at any one time. Any notice to Lender shall be given by delivering it or by mailing it by first class mail to Lender's address stated herein unless Lender has designated another address by notice to Borrower. Any notice in connection with this Security Instrument shall not be deemed to have been given to Lender until actually received by Lender. If any notice required by this Security Instrument is also required under Applicable Law, the Applicable Law requirement will satisfy the corresponding requirement under this Security Instrument.
- 16. Governing Law; Severability; Rules of Construction. This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is localed. All rights and obligations contained in this Security Instrument are subject to any requirements and limitations of Applicable Law. Applicable Law might explicitly or implicitly allow the parties to agree by contract or it might be silent, but such silence shall not be construed as a prohibition against agreement by contract. 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.

As used in this Security Instrument: (a) words of the masculine gender shall mean end include corresponding neuter words or words of the feminine gender; (b) words in the singular shall mean and include the plural and vice versa; and (c) the word "may" gives sole discretion without any obligation to take any action.

- 17. Borrower's Copy. Borrower shall be given one copy of the Note and of this Security Instrument.
- 18. Transfer of the Property or a Beneficial Interest in Borrower. As used in this Section 18, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser.

If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law.

0912649033 Page: 11 of 17

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Hazardous Substances. As used in this Section 31. (E) "Hazardous Substances" als Areas used substances at the following desired as toxic or hazardous substances, pollutants, or vastes by Environmentai Law and the following substances; gesoline, recosene, other frammable or toxic Devroleum products fowc pesticited and inequalities of formaldehyde, and indiparative materials containing sepestos or formaldehyde, and indiparative materials (a) "Environmentai protection, in Pesticited the Property is longised that relate to health estative environmental to health estative estative or environmental to the Property or removal and the Environmental Condition, inclined and Condition, in Environmental Law, and id, an "Environmental Condition," require a pordition, in Environmental Law, and id, an "Environmental Condition," requiremental condition, for removal

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to essential acceleration had occurred. However, the religion of the same occurrence of the case of master. Upon reinstatement by Borrower, this Security restrained and abligations secured hereby shall remain or ger jey cerrified check trank check treasmer's check or cashier's check, brinded any silon check is drawn upon estatations and a fixed expenses in one of more of the following terms, as selected by Lender (at cash), to money consuded make as aquelmise brovided under Applicable cam [couder leix edulie it governer bak aren pecially justiciated and Bottower's obligation to pay the sums secured by this Security instrument shall continue sintradent as bender the viewer the assure that Lendert is represented the property value of countries and as nothing purpose of profecting Lender's interest in the Property and églits under this Security testrument and (d) takes such our wit between 2001 to the transcription of the collection with the collection of t coneugura on adreements) (c) bays all exhenses incurred in enforcing this Secondy (nationald) incitating by not audet juiz geomità luzitumbeti sud the Note az a no acceletation fisd occarred. (b) crites son detant ut sun diper was geomity justinitieur i proze coudinous sie that Bollowell (s) bays pender sij sows which then worlid be don confice the might specify for the termination of Borrower's reflection of the end of a forthermore the contraction of a forthermore the contraction of the second of the contraction of are dake pelote agre of the Property pursuant to Section 28 of this Security instrument; (b) such other period has iko No prepire aurio, kundi aran zuri pe nom mudosm proumnam, kumbog arqui ar perbadua, da azeg og pybu bug kami

especies of the period. Lender may invoke any remedies permitien or the Section tendelons. Openwer, shall expected of the period, Lender pelinatate Atter Acceleration in Strates assiminately tendelons. Openwer, shall *9 Borrower's Right to Reinstate Atter Acceleration in Strates assiminately permits instituted to the Section of the Se

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0912649033 Page: 12 of 17

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contribute to, or otherwise trigger an Environmental Cleanup.

Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances, or threaten to release any Hazardous Substances, on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property (a) that is in violation of any Environmental Law, (b) which creates an Environmental Condition, or (c) which, due to the presence, use, or release of a Hazardous Substance, creates a condition that adversely affects the value of the Property. 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 (including, but not limited to, hazardous substances in consumer products).

Borrower shall promptly give Lender written notice of (a) 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, (b) any Environmental Condition, including but not limited to, any spilling, leaking, discharge, release or threat of release of any Hazardous Substance, and (c) any condition caused by the presence, use or release of a Hazardous Substance which adversely affects the value of the Property. If Borrower learns, or is notified by any governmental or regulatory authority, or any private party, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary. Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law. Nothing herein shall create any obligation on Lender for an Environmental Cleanup.

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

- 22. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under Section 18 unless Applicable Law provides otherwise). 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 22, including, but not limited to, reasonable attorneys' fees and costs of title evidence.
- 23. 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.
- **24**. **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.
- 25. 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 purchases 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 has obtained insurance as required by Borrower's and Lender's agreement. If Lender purchases insurance for the collateral, Borrower 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 costs 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.

0912649033 Page: 13 of 17

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You Ting Lee - Borrower

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instruction and in any Rider executed by Borrower and recorded with in straight BELOW, Borrower accepts and agrees to the terms are material and adversarie contained in this Security

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0912649033 Page: 14 of 17

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1-4 FAMILY RIDER

(Assignment of Rents)

THIS 1-4 FAMILY RIDER is made this 28th day of April, 2009, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to Pacific Global Bank (the "Lender") of the same date and covering the Property described in the Security Instrument and located at:

7920 Kedvale Ave, Skokie, IL 60076

[Property Address]

- 1-4 FAMILY COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:
 - A. ADDITIONAL PROPERTY SUBJECT TO THE SECURITY INSTRUMENT. In addition to the Property described in Security Instrument, the following items now or hereafter attached to the Property to the extent they are fixtures are added to the Property description, and shall also constitute the Property covered by the Security Instrument: building materials, appliances and goods of every nature whatsoever now or hereafter located in on, or used, or intended to be used in connection with the Property, including, but not limited to, those for the purposes of supplying or distributing heating, cooling, electricity, gas, water, air and light, fire prevention and extinguishing apparatus, security and access control apparatus, plumbing, bath tubs, water heaters, water closets, sinks, ranges, stoves, refrigerators, dishwashers, disposals, washers, dryers, awnings, storm windows, storm doors, screens, blinds, shades, curtains and curtain rods, attached mirrors, cabinets, paneling and attached floor coverings, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the Property covered by the Security Instrument. All of the foregoing together with the Property described in the Security Instrument (or the leasehold estate if the Security Instrument is on a leasehold) are referred to in this 1-4 Family Rider and the Security Instrument as the "Property."
 - B. USE OF PROPERTY; COMPLIANCE WITH LAW. Borrower shall not seek, agree to or make a change in the use of the Property or its zoning classification, unless Lender has agreed in writing to the change. Borrower shall comply with all laws, ordinations, regulations and requirements of any governmental body applicable to the Property.
 - C. SUBORDINATE LIENS. Except as permitted by foueral law, Borrower shall not allow any lien inferior to the Security Instrument to be perfected against the Froperty without Lender's prior written permission.
 - **D. RENT LOSS INSURANCE.** Borrower shall maintain insurance against rent loss in addition to the other hazards for which insurance is required by Section 5.
 - E. "BORROWER'S RIGHT TO REINSTATE" DELETED. Section 19 s deleted.
 - **F. BORROWER'S OCCUPANCY.** Unless Lender and Borrower otherwise agree in writing, Section 6 concerning Borrower's occupancy of the Property is deleted.
 - G. ASSIGNMENT OF LEASES. Upon Lender's request after default, Borrower shall assign to Lender all leases of the Property and all security deposits made in connection with leases of the Property. Upon the assignment, Lender shall have the right to modify, extend or terminate the existing leases and to execute new leases, in Lender's sole discretion. As used in this paragraph G, the word "lease" shall mean "sublease" if the Security Instrument is on a leasehold.
 - H. ASSIGNMENT OF RENTS; APPOINTMENT OF RECEIVER; LENDER IN POSSESSION. Borrower absolutely and unconditionally assigns and transfers to Lender all the rents and revenues ("Rents") of the Property, regardless of to whom the Rents of the Property are payable. Borrower authorizes Lender or Lender's agents to collect the Rents, and agrees that each tenant of the Property shall pay the Rents to Lender or Lender's agents. However, Borrower shall receive the Rents until (i) Lender has given Borrower notice of default pursuant to Section 22 of the Security Instrument, and (ii) Lender has given notice to the tenant(s) that the Rents are to be paid to Lender or Lender's agent. This assignment of Rents constitutes an absolute assignment and not an assignment for additional security only.

If Lender gives notice of default to Borrower: (i) all Rents received by Borrower shall be held by Borrower as trustee for the benefit of Lender only, to be applied to the sums secured by the Security

MULTISTATE 1-4 FAMILY RIDER --Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

Form 3170 1/01 (Page 1 of 2)

0912649033 Page: 15 of 17

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Form 3170 1/01 (Page 2 of 2).

MULTISTATE 1-4 FAMILY RIDER -- Farmie Mae/Freddie Mac UNIFORM INSTRUMENT

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0912649033 Page: 16 of 17

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ADJUSTABLE RATE RIDER

(One-Year Treasury Index-- Rate Caps)

THIS ADJUSTABLE RATE RIDER is made this 28th day of April, 2009, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Adjustable Rate Note (the "Note") to Pacific Global Bank (the "Lender") of the same date and covering the Property described in the Security Instrument and located at:

7920 Kedvale Ave, Skokie, IL 60076 [Property Address]

THE NOTE CONTAINS PROVISIONS ALLOWING FOR CHANGES IN THE INTEREST RATE AND THE MONTHLY PAYMENT. THE NOTE LIMITS THE AMOUNT THE BORROWER'S INTEREST RATE CAN CHANGE AT ANY ONE TIME AND THE MAXIMUM RATE THE BORROWER MUST PAY.

ADDITIONAL COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

A. INTEREST RATE AND MONTHLY PAYMENT CHANGES

The Note provides for an initial interest rate of 5.950%. The Note provides for changes in the interest rate and the monthly payments as follows:

4. INTEREST RATE AND MONTHLY PAYMENT CHANGES

(A) Change Dates

The interest rate I will pay may change on the first day of May, 2012, and on that day every 12th month thereafter. Each date on which my interest rate could change is called a "Change Date."

(B) The Index

Beginning with the first Change Date, my interest rate will be based on an Index. The "Index" is the weekly average yield on United States Treasury securities adjusted to a constant maturity of one year, as made available by the Federal Reserve Board. The most recent Index figure available as of the date 45 days before each Change Date is called the "Current Index."

If the Index is no longer available, the Note Holder will choose a new index which is based upon comparable information. The Note Holder will give me notice of this choice.

(C) Calculation of Changes

Before each Change Date, the Note Holder will calculate my new interest rate by adding four & 500/1000 percentage points (4.500%) to the Current Index. The Note Holder will then round the result of this addition to the nearest one-eighth of one percentage point (0.125%). Subject to the limits stated in Section 4(D) below, this rounded amount will be my new interest rate until the next Change Date.

The Note Holder will then determine the amount of the monthly payment that would be sufficient to repay the unpaid principal that I am expected to owe at the Change Date in full on the maturity date at my new interest rate in substantially equal payments. The result of this calculation will be the new amount of my monthly payment.

(D) Limits on Interest Rate Changes

The interest rate I am required to pay at the first Change Date will not be greater than 7.950% or less than 4.500%. Thereafter, my interest rate will never be increased or decreased on any single Change Date by more than two percentage points (2.0%) from the rate of interest I have been paying for the preceding twelve months. My

MULTISTATE ADJUSTABLE RATE RIDER--ARM 5-2 -- Single Family -- Fannie Mae/Freddie Mac UNIFORM Form 3111 1/01 (Page 1 of 2)

0912649033 Page: 17 of 17

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MOSTROMENT FOUNDTABLE RATE RIDER-ARM 5-2 - Sangle - Fancie Mae/Freddie Mac UNIFORM MOSTROMENT

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B. TRANSFER OF THE PROPERTY OR A BENEFICIAL INTEREST IN BORROWER

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(a) Effective Date of Changes

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