

Illinois Anti-Predatory  
Lending Database  
Program

Certificate of Exemption



Doc#: 1124117014 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/29/2011 01:52 PM Pg: 1 of 6

Report Mortgage Fraud  
800-532-8785

The property identified as: PIN: 28-12-225-103-0000

Address:

Street: 14549 BLAINE AVE

Street line 2:

City: POSEN

State: IL

ZIP Code: 60469

Lender: J P MORGAN CHASE BANK NA

Borrower: LEOBARDO FRAUSTO & ALBERTO FRAUSTO

Loan / Mortgage Amount: \$112,583.17

This property is located within the program area and the transaction is exempt from the requirements of 765 ILCS 77170 et seq. because the application was taken by an exempt entity.

Certificate number: 8586B213-61AD-4F6A-8404-21FD2BA1BB7D

Execution date: 08/02/2011

S ✓  
P ✓  
S ✓  
M ✓  
SC ✓  
E ✓  
INT ✓

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After Recording Return To:  
**JPMORGAN CHASE BANK, N.A.**  
**CHASE RECORDS CENTER**  
**RE: COLLATERAL TRAILING**  
**DOCUMENTS**  
**PO BOX 8000**  
**MONROE, LA 71203**

This Document Prepared By:  
**JPMORGAN CHASE BANK, N.A.**  
**3415 VISION DRIVE**  
**COLUMBUS, OH 43219 6009**

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**SUBORDINATE MORTGAGE**

FHA Case Number 703 137-2900162

Loan Number 1621424177

This SUBORDINATE MORTGAGE ("Security Instrument") is given on JUNE 21, 2011.

The Mortgagor(s) are LEOBARDO FRAUSTO UNMARRIED AND ALBERTO FRAUSTO UNMARRIED whose address is 14549 S BLAINE AVE, POSEN, ILLINOIS 60469 (Borrower).

This Security Instrument is given to the Secretary of Housing and Urban Development, whose address is Department of Housing and Urban Development, Attention: Single Family Notes Branch, 451 Seventh Street Southwest, Washington, DC 10410 (Lender). Borrower owes Lender the principal sum of TWENTY-FOUR THOUSAND NINE HUNDRED EIGHTY-FIVE AND 18.00/100THS (U.S. \$24,985.18).

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, 2041.

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 does hereby mortgage, warrant, grant and convey to the Lender, with power of sale the following described property located in COOK County, ILLINOIS:

**LEGAL DESCRIPTION:**

LOT 9 IN DUNAJSKI'S SUBDIVISION OF THE NORTH 1/2 OF LOT 31 (EXCEPT THE EAST 158.58 FEET THEREOF) IN ROBERTSON AND YOUNG'S SUBDIVISION OF PART OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN AND THE EAST 2655.6 FEET OF THE SOUTH 1026.96 FEET OF THE NORTHEAST 1/4 OF SECTION 12,

FHA Subordinate Mortgage

(page 1 of 5 pages)



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Loan Number 1621424177

TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS. A.P. NO: 28-12-225-103-0000

REFERENCE NUMBERS OF DOCUMENTS MODIFIED:  
RECORDED JUNE 3, 2004 INSTRUMENT NO. 0415546081  
Tax Parcel No: 28122251030000

which has the address of 14549 S BLAINE AVE, POSEN, ILLINOIS 60469, ("Property Address");

TOGETHER WITH all the improvement 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 forgoing 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 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 or 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 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, forbearance or make any accommodations with regard to the term of this Security Instrument or the Note without that Borrower's consent.

FHA Subordinate Mortgage

(page 2 of 5 pages)



# UNOFFICIAL COPY

Loan Number 1621424177

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 Southwest, Washington, DC 10410** 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.** If the Lender's interest in this Security Instrument is held by the Secretary and the Secretary requires immediate payment in full under the 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 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.

BY SIGNING BELOW, Borrower accepts and agrees to the terms contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.



# UNOFFICIAL COPY

Loan Number 1621424177

[Space Below This Line For Borrower Acknowledgement]

[Signature]  
Borrower - **LEOBARDO FRAUSTO**

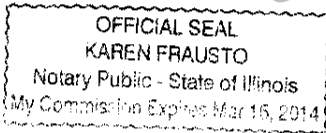
Date: 06 24 11

[Signature]  
Borrower - **ALBERTO FRAUSTO**

Date: 06 24 11

State of ILLINOIS )  
County of COOK ) ss.

This instrument was acknowledged before me on 6-24-11  
by **LEOBARDO FRAUSTO AND ALBERTO FRAUSTO**.



[Signature]  
Signature of Notary Public  
Typed or printed name: KAREN FRAUSTO

(SEAL)

My Commission expires: 3-15-14



# UNOFFICIAL COPY

Loan Number 1621424177

### TO BE SIGNED BY LENDER ONLY

LENDER SIGNATURE PAGE TO HOME AFFORDABLE MODIFICATION AGREEMENT BETWEEN JPMORGAN CHASE BANK, N.A. SUCCESSOR BY MERGER TO CHASE HOME FINANCE, LLC S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION AND LEOBARDO FRAUSTO UNMARRIED AND ALBERTO FRAUSTO UNMARRIED, LOAN NUMBER 1621424177 WITH A MODIFICATION EFFECTIVE DATE OF AUGUST 01, 2011

In Witness Whereof, the Lender has executed this Agreement.

Lender

**JPMORGAN CHASE BANK, N.A. SUCCESSOR BY MERGER TO CHASE HOME FINANCE, LLC  
S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION**

By: [Signature]

Date: 8/2/11

Laurie Erlandson  
Vice President

State of COLORADO  
County of DENVER

The foregoing instrument was acknowledged before me this 2 day of August, 2011 by Laurie Erlandson Vice President of JPMORGAN CHASE BANK, N.A. SUCCESSOR BY MERGER TO CHASE HOME FINANCE, LLC S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION, a national banking association.

[SEAL] MONICA M MIRANDA  
NOTARY PUBLIC  
STATE OF COLORADO

My Commission Expires 11/30/2013

[Signature]  
(signature of person taking acknowledgment)

\_\_\_\_\_  
(title or rank)

\_\_\_\_\_  
(serial number, if any)

My Commission expires: \_\_\_\_\_

