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Doc#: 1206215052 Fee: \$46.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 03/02/2012 02:08 PM Pg: 1 of 5

Illinois Anti-Predatory Lending Database Program

Certificate of Exemption

Report Mortgage Fraud
800-532-8785

The property identified as: **PIN:** 27-23-412-002-0000

Address:

Street: 16641 84th Ave.

Street line 2:

City: Tinley Park

State: IL

ZIP Code: 60477

Lender: Secretary of Housing and Urban Development

Borrower: Vince Mungovan

Loan / Mortgage Amount: \$222,069.00

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

S y
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M N
SC y
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INT RT

Certificate number: 7F564EB8-56E3-415D-94B3-84A18B103F68

Execution date: 01/24/2012

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

This Instrument Prepared By:
JPMORGAN CHASE BANK, N.A.
3415 VISION DRIVE
COLUMBUS, OHIO 43219-6009

_____[Space Above This Line For Recording Data]_____

SUBORDINATE MORTGAGE

MIN: 10052260000069421
FHA Case Number 448713
Loan Number 1771377445

This SUBORDINATE MORTGAGE ("Security Instrument") is given on JANUARY 13, 2012.

The Mortgagor(s) are VINCE MUNGOVAN A MARRIED MAN whose address is 16641 84TH AVE, TINLEY PARK, ILLINOIS 60477 (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/Mortgagee). Borrower owes Lender/Mortgagee the principal sum of THIRTY-TWO THOUSAND NINE HUNDRED SEVENTY-FIVE AND 33.00/100THS (U.S. \$32,975.33).

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 JANUARY 01, 2042.

This Security Instrument secures to Lender/Mortgagee: (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/Mortgagee, with power of sale the following described property located in COOK County, ILLINOIS:

LEGAL DESCRIPTION:

THE FOLLOWING DESCRIBED PROPERTY IN THE COUNTY OF COOK, STATE OF ILLINOIS: LOT 6 IN TANBARK HILLS BEING A SUBDIVISION OF PART OF THE SOUTH 20 ACRES OF THE



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WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. A.P. NO: 27-23-412-002-0000

REFERENCE NUMBERS OF DOCUMENTS MODIFIED:
RECORDED DECEMBER 24, 2008 INSTRUMENT NO. 0835904124
Tax Parcel No: 27234120020000

which has the address of 16641 84TH AVE, TINLEY PARK, ILLINOIS 60477, ("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 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/Mortgagee 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/Mortgagee Not a Waiver. Extension of the time of payment of the sums secured by this Security Instrument granted by Lender/Mortgagee 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/Mortgagee 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/Mortgagee 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/Mortgagee 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/Mortgagee and any other Borrower



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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/Mortgagee. Any notice to Lender/Mortgagee 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/Mortgagee designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender/Mortgagee 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/Mortgagee further covenant and agree as follows;

7. **Acceleration Remedies.** If Lender/Mortgagee requires immediate payment in full under the Paragraph 7 of the Subordinate Note, Lender/Mortgagee may invoke the power of sale and any other remedies permitted by applicable law. Lender/Mortgagee shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Paragraph, including, but not limited to, reasonable attorney's fees and costs of title evidence. If Lender/Mortgagee invokes the power of sale, Lender/Mortgagee shall give notice of sale to Borrower in the manner provided in Paragraph 4. Lender/Mortgagee shall publish and post the notice of sale, and the Property shall be sold in the manner prescribed by applicable law. Lender/Mortgagee or its designee may purchase the Property at any sale. The proceeds of the sale shall be applied in the following order:

- (a) to all expenses of the sale, including, but not limited to, reasonable attorney's fees;
- (b) to all sums secured by this Security Instrument; and
- (c) any excess to the person or persons legally entitled to it.

If the Lender's/Mortgagee'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")(12U.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/Mortgagee under this paragraph or applicable law.



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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.

_____ [Space Below This Line For Borrower Acknowledgement] _____

Vince Mungovan Date: 1/24/12
Borrower - VINCE MUNGOVAN

State of ILLINOIS)
County of Cook) ss.

This instrument was acknowledged before me on January 24
2012 by VINCE MUNGOVAN.

Kevin M. McCarthy
Signature of Notary Public
Type or printed name:
Kevin M. McCarthy

(SEAL)
My Commission expires: 9-24-14

