

[Space above this line for Recording Data]

Prepared by
Harriet Wolff
Cenlar FSB
425 Phillips Blvd.
Ewing, NJ 08618

FHA CASE NUMBER: 703-137-5852962
Loan No. 0032714172

SUBORDINATE MORTGAGE

THIS SUBORDINATE MORTGAGE ("Security Instrument") is given on October 23rd, 2012. The mortgagor is Maria Covarrubias, ("Borrower"). This Security Instrument is given to the Secretary of Housing and Urban Development, and whose address is:

**OFFICE OF THE HOUSING FHA-COMPTRROLLER, DIRECTOR OF MORTGAGE
INSURANCE ACCOUNTING & SERVICING
451 7TH ST SW WASHINGTON,DC 20410.**

Borrower owes Lender the principal sum of:

Twenty Eight Thousand Three Hundred Seventy-Two Dollars and 65/100 (\$28,372.65).

This debt is evidenced by Borrower's Note dated same date as this Security Instrument which provides for the full debt, if not paid earlier, due and payable on November 1, 2042. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, 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. This references the original Mortgage in the amount of \$122,352.00 dated August 27, 2010 and recorded on October 8, 2010 in the Cook County Recorder of Deeds Office, IL as Instrument Number 1028141030. For this purpose, Borrower does hereby mortgage, warrant, grant and convey to the Lender, with power of sale the following described property located :

Which has the address of: **9731 W. Fullerton Avenue, Melrose Park, IL 60164**

TAX I.D. NUMBER 12-35-215-004-0000

The real property described being set forth as follows: Lot 4 in Block 5 in Fullerton Gardens, a Subdivision of the East 1/2 of the Northeast 1/4 of Section 33 and of the South 1/2 of the South 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 28, Township 40 North, Range 12, East of The Third Principal Meridian, in Cook County, Illinois

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 or record.

S _____
P _____
S _____
M _____
SC _____
E _____
INT _____

UNOFFICIAL COPY

Page 2 of 3

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, 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. 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 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.

UNOFFICIAL COPY

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 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.

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.

Witnesses:

_____ Maria Covarrubias (Seal)
 _____ Maria Covarrubias - Borrower
 _____ -Borrower

_____ [Space Below This Line for Acknowledgement] _____

State of Illinois
County of Cook

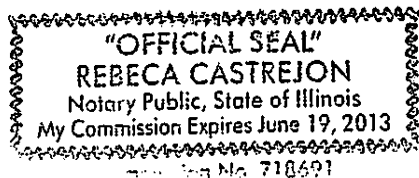
On this the 29 day of October 2012 before me Rebeca Castrejon (Notary)
the undersigned officer, personally appeared Maria Covarrubias _____ and

_____ known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes herein contained.

My Commission Expires

06/19/13

Rebeca Castrejon Illinois
 Notary Public for the State of
Rebeca Castrejon
 Printed Name of Notary Public



UNOFFICIAL COPY

LEGAL DESCRIPTION

THE REAL PROPERTY DESCRIBED BEING SET FORTH AS FOLLOWS: LOT 4 IN BLOCK 5 IN FULLERTON GARDENS, A SUBDIVISION OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 33 AND THE SOUTH ½ OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office