

**Illinois Anti-Predatory  
Lending Database  
Program**

**Certificate of Exemption**

**Report Mortgage Fraud  
800-532-8785**

The property identified as: **PIN: 24-01-308-024-0000**

**Address:**

**Street:** 9258 S ALBANY AVE

**Street line 2:**

**City:** EVERGREEN PARK

**State:** IL

**ZIP Code:** 60805

**Lender:** SECRETARY OF HOUSING AND URBAN DEVELOPMENT

**Borrower:** GENEVA THOMAS

**Loan / Mortgage Amount:** \$11,482.38

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.

**Certificate number:** EA3CDE85-CAE4-40DA-823F-C07D5799C7A7

**Execution date:** 04/14/2014

**UNOFFICIAL COPY****When recorded mail to: #9011425**First American Title 

Loss Mitigation Title Services 392 1

P.O. Box 27670

Santa Ana, CA 92799

RE THOMAS - PC REC SVC

Recording Requested By:  
Ocwen Loan Servicing, LLC

When Recorded Return to:

Ocwen Loan Servicing, LLC  
Attention: Loss Mitigation  
3700 J Street SW  
Suite 555  
Cedar Rapids, IA 52404

Loan Number: 0602376969

FHA Case No. FR\_1374967252703

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**SUBORDINATE MORTGAGE**

THIS SUBORDINATE MORTGAGE ("Security Instrument") is given on **April 14, 2014**. The Mortgagor is **GENEVA THOMAS**, whose address is **9258 S ALBANY AVENUE EVERGREEN PARK IL 60805** ("Borrower"). This Security is given to the Secretary of Housing and Urban Development, whose address is 451 Seventh Street, SW, Washington, DC 20410 ("Lender"). Borrower owes Lender the principal sum of **ELEVEN THOUSAND FOUR HUNDRED EIGHTY TWO DOLLARS AND THIRTY EIGHT CENTS (U.S. \$11,482.38)**. This debt is evidenced by Borrower's note dated the same date as this Instrument ("Note"), which provides for the full debt, if not paid earlier, due and payable on **April 01, 2044**. This Security Instrument secures Lender: (a) the repayment of all 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, IL**:

See attached Legal Description

**Which has the address of 9258 S ALBANY AVENUE EVERGREEN PARK IL 60805 ("Property Address");**

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.

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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 sum secured by this Security Instrument granted by Lender to any successor in the interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successor in the interest. Lender shall not be required to commence proceedings against any successors in the interest or refuse to extend time for payment of 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 the 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 sum 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 of the Note without that Borrower's consent.
4. **Notices.** Any notices to Borrower provided for in this Security Instrument shall be given by delivering it 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 20410 or any address Lender designates by notice 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 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:

# UNOFFICIAL COPY

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. 3751et seq.) by requesting a foreclosure commissioner designated under the Act to commence foreclosure and 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.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

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

Witness

Signature \_\_\_\_\_

Print \_\_\_\_\_

Signature \_\_\_\_\_

Print \_\_\_\_\_

*Geneva Thomas 4/16/14* (Seal)  
GENEVA THOMAS  
Borrower

Witness

Signature \_\_\_\_\_

Print \_\_\_\_\_

Signature \_\_\_\_\_

Print \_\_\_\_\_

\_\_\_\_\_  
Borrower (Seal)

Witness

Signature \_\_\_\_\_

Print \_\_\_\_\_

Signature \_\_\_\_\_

Print \_\_\_\_\_

\_\_\_\_\_  
Borrower (Seal)

Witness

Signature \_\_\_\_\_

Print \_\_\_\_\_

Signature \_\_\_\_\_

Print \_\_\_\_\_

\_\_\_\_\_  
Borrower (Seal)

Property of Cook County Clerk's Office

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## BORROWER ACKNOWLEDGMENT

State of ILL  
County of COOK

On this 16 day of April, 2016, before me, the undersigned, a Notary Public in and for said county and state, personally appeared GENEVA THOMAS, personally known to me or identified to my satisfaction to be the person(s) who executed the within instrument, and they duly acknowledged that said instrument is their act and deed, and that they, being authorized to do so, executed and delivered said instrument for the purposes therein contained.

Witness my hand and official seal.



*[Handwritten Signature]*  
Notary Public  
My Commission Expires: Dec 19 2017

Property of Cook County Clerk's Office

# UNOFFICIAL COPY



## CHICAGO TITLE INSURANCE COMPANY

**ORDER NUMBER:** 1410 SA3143310 WL  
**STREET ADDRESS:** 9258 S ALBANY AVE  
**CITY:** EVERGREEN PARK                      **COUNTY:** COOK  
**TAX NUMBER:** 24-01-308-024-0000

**LEGAL DESCRIPTION:**

THE SOUTH 1/2 OF LOT 23 AND ALL OF LOT 24 IN BLOCK 3, CAINE'S ADDITION TO EVERGREEN PARK, A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office