## **UNOFFICIAL COPY**

Illinois Anti-Predatory
Lending Database
Program

Certificate of Exemption



Doc#: 1420622064 Fee: \$64.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 07/25/2014 11:18 AM Pg: 1 of 14

Report Mortgage Fraud 800-532-8785

The property identified as:

PIN: 28-34-223-005-0000

Address:

Street:

4130 W 178th St

Street line 2:

City: COUNTRY CLUB HILLS

State: IL

Lender: Secretary of Housing and Urban Development

Borrower: LELA WALKER

DOT COUNTY CREATER ST.

Loan / Mortgage Amount: \$64,639.34

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: C82BA5E5-C2D7-4235-8147-65458F647F9C

Execution date: 06/13/2014

1420622064 Page: 2 of 14

#### UNOFFICIAL COPY

#### SPACE ABOVE FOR RECORDER USE

WHEN RECORDED MAIL TO:

Bank of Arrier ca, N.A. 11802 Ridge Parkway, Ste 100 HRM Broomfield, CO 30021

PREPARED BY: Deby a A 105

11802 Ridge Parkwing Ste 100 Broomfield CO 8002(
FHAVA Case No. 1372829034703

Doc ID 065429998087105B

See Exhibit B for assignments of record if applicable

640320-8888

MORTGAGE APN: 28-34-223-005-000

THIS MORTGAGE ("Security Instrument"), is given on June 13, 2014. The Mortgagor(s) are Lela Walker, whose address is 4130 W 178th St. Country Club Hills, IL 60478 ("Borrower"). This Security Instrument is given to the Socretary of Housing and Urban Development, and whose address is Department of Yousing and Urban Development, Attention: C&L Service Corp./ Morris-Gr ffin Corp. 2488 E 81st Street, Suite 700, Tulsa, OK 74137 ("Lender"). Borrower owes and ender the principal sum of \$64,639.34. 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 June 1, 2044. 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, adv inced under Paragraph 2 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, State of Illinois: which has the address 4130 W 178th St, Country Club Hills, IL 60478 (See Exhibit A for Legal Description if applicable) ("Property Address") more particularly described as follows:

ILLINOIS - SUBORDINATE MORTGAGE - 10/97 - HUD INSTRUMENT

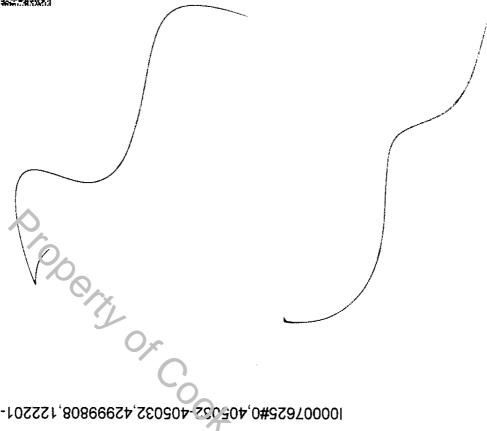
FHA- PARTIAL CLAIM

Page 1 of 6

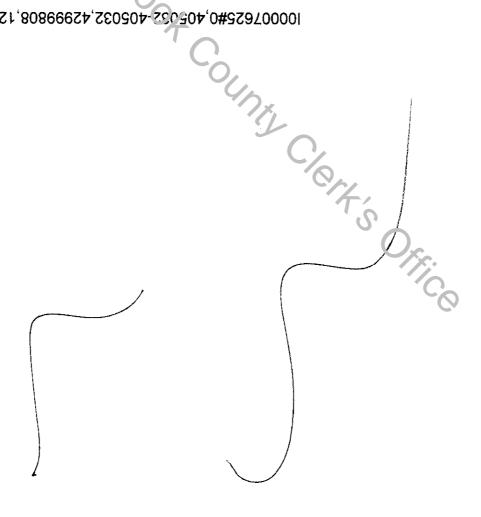
----1420622064 Page: 3 of 14



## **UNOFFICIAL COPY**



100007625#0,405032-405032,42999808,122201-O20-0



1420622064 Page: 4 of 14

### **UNOFFICIAL COPY**

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.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security in strument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

- 1. PAYMENT OF KINCIPAL. Borrower shall pay when due the principal of the debt evidenced by the Note, together with interest or other charges as provided in the Note and the Security Instrument.
- 2. LENDER'S RIGHT TO TALE ACTION TO PROTECT THE PROPERTY. If (A) Borrower does not keep all promises and agreements made in this Security Instrument, or (B) someone, including Borrower, begins a legal proceeding that may significantly affect Lender's rights in the Property (such as, for example, a legal proceeding in bankruptcy, in probate, for condemnation, or to enforce laws or regulations), then Lender may do and pay for whatever is necessary to protect the value of the Property and Lender's rights in the Property. Lender's actions under this Paragraph 2 may include, for example, appearing in court, paying reasonable attorneys' fees, and entering on the Property to make repairs. Lender must give Borrower notice before Lender may take any of these actions.

Borrower will pay to Lender any amounts, with interest, which Lender spends under this Paragraph 2. This Security Instrument will protect Lender in case Borrower does not keep this promise to pay those amounts with interest.

Borrower will pay those amounts to Lender when Lender sends Borrower anotice requesting that Borrower do so. Borrower will also pay interest or, those amounts at the same rate stated in the Note. Interest on each amount will begin on the date that the amount is spent by Lender. However, Lender and Borrower may agree in writing to terms of payment that are different from those in this paragraph.

Although Lender may take action under this Paragraph 2, Lender does not have to do so.

ILLINOIS - SUBORDINATE MORTGAGE - 10/97 - HUD INSTRUMENT

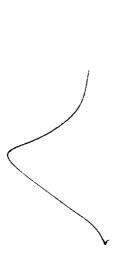
FHA- PARTIAL CLAIM

--1420622064 Page: 5 of 1



# **UNOFFICIAL COPY**





1420622064 Page: 6 of 14

#### **UNOFFICIAL COPY**

- 3. BORROWER NOT RELEASED; FORBEARANCES 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.
- 4. SICCESSORS AND ASSIGNS BOUND; JOINT AND SEVERAL LIABILITY; CC-SIGNERS. The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower. Borro ve.'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 consigning 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) a grees 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.
- be given by delivering it or by making 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: C&L Scrice Corp./Morris-Griffin Corp. 2488 E 81st Street, Suite 700, Tulsa, OK 74137 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 Porrower or Lender when given as provided in this paragraph.
- 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 Ir strument or the Note conflicts with applicable law, such conflict shall not affect office, 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.
- 7. **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:

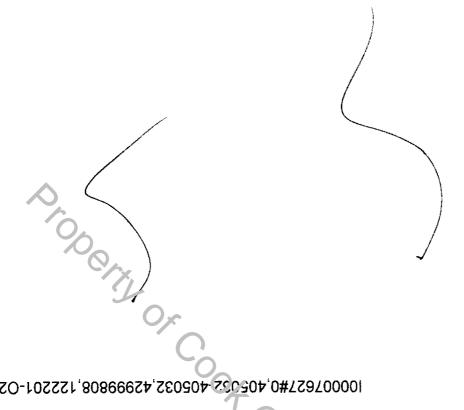
ILLINOIS - SUBORDINATE MORTGAGE - 10/97 - HUD INSTRUMENT

FHA- PARTIAL CLAIM

1420622064 Page: 7 of 14



## **UNOFFICIAL COPY**



100007627#0,405032,429998081,22201-020-0

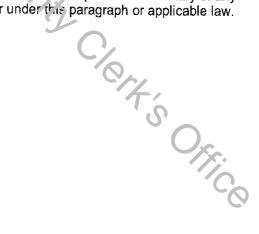


1420622064 Page: 8 of 14

## **UNOFFICIAL COPY**

ACCELERATION; REMEDIES. If Borrower fails to keep any promise or 8. agreement made in this Security Instrument, including the promise to pay. when due, the amount owed under the Note and under this Security Instrument, Lender, prior to acceleration, shall give notice to Borrower as provided in paragraph 5 hereof specifying: (1) the breach; (2) the action required to cure such breach; (3) a date, not less than 10 days from the date the notice is mailed to Borrower, by which such breach must be cured; and (4) that failure to cure such breach on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument foreclosure by judicial proceedings, and sale of the Property. The notice shall lurther 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 breach is not cuted on or before the date specified in the notice, Lender, at Lender's option, may declare all of the sums secured by this Security Instrument to be immediately due and payable without further demand and may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect in such proceeding all expenses of foreclosure, including, but not limited to, reasonable attorneys fees, court costs, and costs of documentary evidence. abstracts and title reports

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 Mor gage Foreclosure Act of 1994 ("Act") (12 U.S.C. 3751 et seq.) by requesting a functionare 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.



1420622064 Page: 9 of 14



# **UNOFFICIAL COPY**



## **UNOFFICIAL COPY**

- BORROWER'S RIGHT TO REINSTATE. Borrower has a right to be reinstated if 9. Lender has required immediate payment in full because of Borrower's failure to keep any promise or agreement made in this Security Instrument, including the promise to pay, when due, the amounts due under the Note and this Security Instrument. This right applies even after foreclosure proceedings are instituted. To reinstate the Security Instrument, Borrower shall tender in a lump sum all amounts required to bring Borrower's account current including, to the extent they are obligations of Borrower under this Security Instrument, foreclosure costs and reasonable and customary attorneys' fees and expenses properly associated with the foreclosure proceeding. Upon reinstatement by Borrower. this Security Instrument and the obligations that it secures shall remain in effect as if the Lender had not required immediate payment in full. However, Lender is not required to permit reinstatement if: (i) Lender has accepted reinstatement after the commencement of foreclosure proceedings within two years immediately preceding the commencement of a current foreclosure proceeding, (ii) reinstatement will preclude foreclosure on different grounds in the future, or (iii) reinstatement will adversely affect the priority of the lien created by this Security Instrument.
- 10. RELEASE. Upon pay ner t of all sums secured by this Security Instrument, Lender shall release this Security Instrument without charge to Borrower. Borrower shall pay all costs of recordation, if any.
- **WAIVER OF HOMESTEAD.** Be rrower hereby waives all right of homestead exemption in the Property.

REQUEST FOR NOTICE OF DEFAULT AND FORECLOSURE UNDER SUPERIOR MORTGAGES OR DEEDS OF TRUST

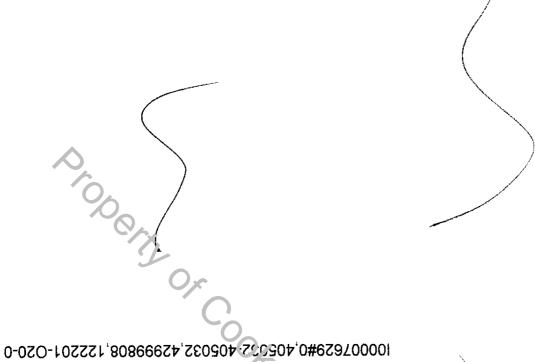
Borrower and Lender request the holder of any morgage, deed of trust or other encumbrance with a lien which has priority over this Security Instrument to give Notice to Lender, at Lender's address set forth on page one of this Security Instrument, of any default under the superior encumbrance and of any sale or other for closure action.

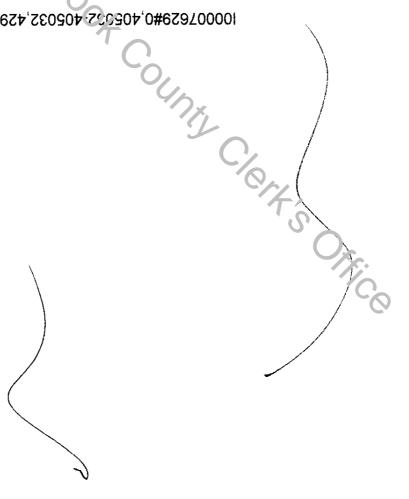
ILLINOIS - SUBORDINATE MORTGAGE - 10/97 - HUD INSTRUMENT

-1420622064 Page: 11 of 14



# **UNOFFICIAL COPY**





1420622064 Page: 12 of 14

## **UNOFFICIAL COPY**

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

IN WITNESS WHEREOF, Borro	wer has exe	cuted this Secur	ity Instrument.	
2.30	Amany	Musich	•	
Witness	Witness	//	1	
CHONTEL WALVER- MAXEY Print, or Type Name	AMOINY Print or Type	Musical Name		
Her whelker!	·			
Lela Walker	<u>—</u>			
State of Illinois			¢.	
County Will				
This instrument was acknowledged before	ore mo on (D	oto) (-/20	114	
	ט) ווט שווי שונ	ate) <b>6/2</b> 0	<del>/                                    </del>	
by Lela Walker				
(Borrower(s) Name Printed)				
M-10.N-	0.	£	"OFFICIAL SEAL"	~~~~
(Signature of notarial officer)	4/		MARCEL J MOORE Notary Public - State of thing	<u> </u>
My Commission Expires: 11/29/1	6	// Emg	ommission Expires Nevsmoor	<sup>XIII</sup> 29, 2016 \$
Expires	<u> </u>			~~~
(Space Relow Thir Line D	ocomind For I	na dan and	I X	
(Space Below This Line Ro	eserveu rori	ender and Rec	order)	
			<b>T</b> ′	
			0,	
			$O_{sc}$	
			SOFFICO	

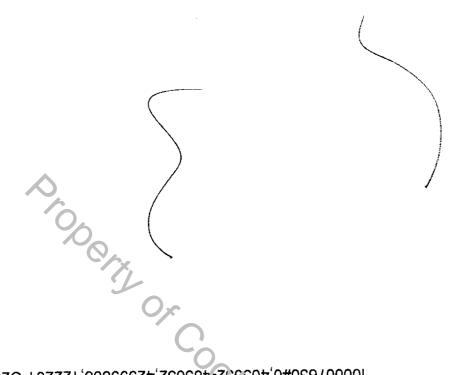
ILLINOIS - SUBORDINATE MORTGAGE - 10/97 - HUD INSTRUMENT

FHA- PARTIAL CLAIM

1420622064 Page: 13 of 14



## **UNOFFICIAL COPY**



0-020-102221,808999254,250304-250304,0#053700001



1420622064 Page: 14 of 14

### **UNOFFICIAL COPY**

#### **Exhibit A**

#### **Legal Description**

LOT 25 IN J. EDWARDS CONSTRUCTION COMPANY'S CAMBRIDGE UNIT 1, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

