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Execution date: 09/26/2014

Certificate number: DDD04FFB-ACAD-4966-89BD-EC882F4583F9

Pursuant to 765 ILCS 77/70 et seq., this Certificate authorizes the County Recorder of Deeds to record a residential mortgage secured by this property and, if applicable, a simultaneously dated HELOC.

Loan / Mortgage Amount: \$248,000.00

Borrower: Carrie A. Valencia

Lender: PERL MORTGAGE, INC.

City: CHICAGO

State: IL ZIP Code: 60647

Street line 2:

Street: 2528 N RIDGEWAY AVE

Address:

The property identified as: PIN: 13-26-319-028-0000

Report Mortgage Fraud
800-532-8785

Illinois Anti-Predatory
Lending Database
Program
Certificate of Compliance

Doc#: 1427950024 Fee: \$76.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/06/2014 10:43 AM Pg: 1 of 20



Property of Cook County Clerk's Office

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Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated SEPTEMBER 26, 2014, together with all Riders to this document.

(B) "Borrower" is CARRIE A. VALENCIA, A SINGLE WOMAN

(C) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the mortgagee under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Fint, MI 48501-2026, tel. (888) 679-MERS.

(D) "Lender" is PERL MORTGAGE, INC.

Lender is a ILLINOIS CORPORATION and existing under the laws of ILLINOIS and Lender's address is 2936 W. BELMONT, CHICAGO, ILLINOIS 60618

(E) "Note" means the promissory note signed by Borrower and dated SEPTEMBER 26, 2014. The Note states that Borrower owes Lender TWO HUNDRED FORTY-EIGHT THOUSAND AND 00/100 Dollars (U.S. \$ 248,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than OCTOBER 1, 2044.

(F) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

DEFINITIONS

MIN: 100120002000743664 MERS Phone: 888-679-6377

Loan Number: 1031409PM074412 MORTGAGE

[Space Above This Line For Recording Data]

MAI TO:
PROPER TITLE, LLC
180 N. LaSalle Street
Ste. 2440
Chicago, IL 60601
774-01908
2 of 2

This Instrument Prepared By:
PERL MORTGAGE, INC.

After Recording Return To:
PERL MORTGAGE, INC.
2936 W. BELMONT
CHICAGO, ILLINOIS
60618

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This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to MERS (solely as nominee for Lender and Lender's successors and assigns) and to the successors and assigns of MERS the following described property located in the

County of COOK, State of ILLINOIS, [Name of Recording Jurisdiction] and [Type of Recording Jurisdiction]

TRANSFER OF RIGHTS IN THE PROPERTY

party has assumed Borrower's obligations under the Note and/or this Security Instrument. (Q) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that even if the Loan does not qualify as a "federally related mortgage loan" under RESPA. "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, regulation, Regulation X (12 C.F.R. Part 1024), as they might be amended from time to time, or any additional or (P) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. §2601 et seq.) and its implementing plus (ii) any amounts under Section 3 of this Security Instrument. (O) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, (N) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan. lien of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property. destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or (M) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any (L) "Escrow Items" means those items that are described in Section 3. telephone, wire transfers, and automated clearinghouse transfers. includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or (K) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, organization. that are imposed on Borrower or the Property by a condominium association, homeowners association or similar (J) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges options. (I) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial

- Adjustable Rate Rider
 - Balloon Rider
 - 1-4 Family Rider
 - Condominium Rider
 - Planned Unit Development Rider
 - Biweekly Payment Rider
 - Second Home Rider
 - Other(s) [specify]
 - Fixed Interest Rate Rider
- (G) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.
- (H) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

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Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender in accordance with the notice provisions in Section 15. Lender may return any payment or partial payment if the payment or partial payments are insufficient to bring the Loan current. Lender may accept any payment or partial payment or refuse such payment or partial payments in the future, but Lender is not hereunder or prejudiced to its rights to refuse such payments at the time such payments are accepted. If each Periodic Payment is applied as of its scheduled due date, then Lender need not pay interest on unapplied funds. Lender may hold such unapplied funds until Borrower makes payment to bring the Loan current. If Borrower does not do so within a reasonable period of time, Lender shall either apply such funds or return them to Borrower. If not applied earlier, such funds will be

by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer. Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender in accordance with the notice provisions in Section 15. Lender may return any payment or partial payment if the payment or partial payments are insufficient to bring the Loan current. Lender may accept any payment or partial payment or refuse such payment or partial payments in the future, but Lender is not hereunder or prejudiced to its rights to refuse such payments at the time such payments are accepted. If each Periodic Payment is applied as of its scheduled due date, then Lender need not pay interest on unapplied funds. Lender may hold such unapplied funds until Borrower makes payment to bring the Loan current. If Borrower does not do so within a reasonable period of time, Lender shall either apply such funds or return them to Borrower. If not applied earlier, such funds will be

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

1. Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note, and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

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 understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

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 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.

which currently has the address of
 2528 N RIDGEMAY AVE
 [Street]
 CHICAGO, Illinois, 60647
 [City] [State] [Zip Code]
 ("Property Address"):

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A".
 A.P.N. : 13-26-319-028-0000

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The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is an institution whose deposits are so insured) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items no later than the time specified under RESPA. Lender shall not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and Applicable Law permits Lender to make such a charge. Unless an agreement is made in writing or Applicable Law requires interest to be paid on the Funds, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender can agree

of future Escrow Items or otherwise in accordance with Applicable Law. Lender shall estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures at the time specified under RESPA, and (b) not to exceed the maximum amount a lender can require under RESPA. Lender may, at any time, collect and hold Funds in an amount (a) sufficient to permit Lender to apply the Funds under this Section 3.

15 and, upon such revocation, Borrower shall pay to Lender all Funds, and in such amounts that are then required. Lender may revoke the waiver as to any or all Escrow Items at any time by a notice given in accordance with Section 9 and pay such amount and Borrower shall then be obligated under Section 9 to repay to Lender any such amount. a waiver, and Borrower fails to pay the amount due for an Escrow Item, Lender may exercise its rights under Section "covenant and agreement" is used in Section 9. If Borrower is obligated to pay Escrow Items directly, pursuant to shall for all purposes be deemed to be a covenant and agreement contained in this Security Instrument, as the phrase within such time period as Lender may require. Borrower's obligation to make such payments and to provide receipts Funds has been waived by Lender and, if Lender requires, shall furnish to Lender receipts evidencing such payment of Borrower shall pay directly, when and where payable, the amount due for any Escrow Items for which payment of Funds for any or all Escrow Items at any time. Any such waiver may only be in writing. In the event of such waiver, obligation to pay the Funds for any or all Escrow Items. Lender may waive Borrower's obligation to pay to Lender under this Section. Borrower shall pay Lender the Funds for Escrow Items unless Lender waives Borrower's assessments shall be an Escrow Item. Borrower shall promptly furnish to Lender all notices of amounts to be paid that Community Association Dues, Fees, and Assessments, if any, be escrowed by Borrower, and such dues, fees and These items are called "Escrow Items." At or during or at any time during the term of the Loan, Lender may require to Lender in lieu of the payment of Mortgage Insurance premiums in accordance with the provisions of Section 10. Property; (b) leasehold payments or ground rents on the Property, if any; (c) premiums for any and all insurance required by Lender under Section 5; and (d) Mortgage Insurance premiums, if any, or any sums payable by Borrower assessments and other items which can attain priority over this Security Instrument as a lien or encumbrance on the Note, until the Note is paid in full, a sum (the "Funds") to provide for payment of amounts due for: (a) taxes and 3. **Funds for Escrow Items.** Borrower shall pay to Lender on the day Periodic Payments are due under the shall not extend or postpone the due date, or change the amount, of the Periodic Payments.

Any application of payments, insurance proceeds, or Miscellaneous Proceeds to principal due under the Note as described in the Note. any excess exists after the payment is applied to the full payment of one or more Periodic Payments, such excess may amount to pay any late charge due, the payment may be applied to the delinquent payment and the late charge. If more than one Periodic Payment is outstanding, Lender may apply any payment received from Borrower to the repayment of the Periodic Payments if, and to the extent that, each payment can be paid in full. To the extent that If Lender receives a payment from Borrower for a delinquent Periodic Payment which includes a sufficient

to any other amounts due under this Security Instrument, and then to reduce the principal balance of the Note. Payment in the order in which it became due. Any remaining amounts shall be applied first to late charges, second (b) principal due under the Note; (c) amounts due under Section 3. Such payments shall be applied to each Periodic accepted and applied by Lender shall be applied in the following order of priority: (a) interest due under the Note; 2. **Application of Payments or Proceeds.** Except as otherwise described in this Section 2, all payments

Instrument. applied to the outstanding principal balance under the Note immediately prior to foreclosure. No offset or claim which Borrower might have now or in the future against Lender shall relieve Borrower from making payments due under the Note and this Security Instrument or performing the covenants and agreements secured by this Security

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all insurance policies required by Lender and renewals of such policies shall be subject to Lender's right to upon notice from Lender to Borrower requesting payment.

amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, by Lender under this Section 5 shall become additional debt of Borrower secured by this Security Instrument. These obtained might significantly exceed the cost of insurance that Borrower could have obtained. Any amounts disbursed or lesser coverage than was previously in effect. Borrower acknowledges that the cost of the insurance coverage so equity in the Property, or the contents of the Property, against any risk, hazard or liability and might provide greater of coverage. Therefore, such coverage shall cover Lender, but might or might not protect Borrower, Borrower's Lender's option and Borrower's expense. Lender is under no obligation to purchase any particular type or amount If Borrower fails to maintain any of the coverages described above, Lender may obtain insurance coverage, at determination resulting from an objection by Borrower.

any fees imposed by the Federal Emergency Management Agency in connection with the review of any flood zone reasonably might affect such determination or certification. Borrower shall also be responsible for the payment of determination and certification charges and subsequent charges each time repairs or similar changes occur which time charge for flood zone determination, certification and tracking services; or (b) a one-time charge for flood zone not be exercised unreasonably. Lender may require Borrower to pay, in connection with this Loan, either: (a) a one- the insurance shall be chosen by Borrower subject to Lender's right to disapprove Borrower's choice, which right shall requires pursuant to the preceding sentences can change during the term of the Loan. The insurance carrier providing maintained in the amounts (including deductible levels) and for the periods that Lender requires. What Lender including, but not limited to, earthquakes and floods, for which Lender requires insurance. This insurance shall be Property insured against loss by fire, hazards included within the term "extended coverage," and any other hazards 5. **Property Insurance.** Borrower shall keep improvements now existing or hereafter erected on the used by Lender in connection with this Loan.

Lender may require Borrower to pay a one-time charge for a real estate tax verification and/or reporting service Borrower shall satisfy the lien or take one or more of the actions set forth above in this Section 4. Lender may give Borrower a notice identifying the lien. Within 10 days of the date on which that notice is given, determines that any part of the Property is subject to a lien which can attain priority over this Security Instrument, of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender while those proceedings are pending, but only until such proceedings are concluded; or (c) secures from the holder enforcement of the lien in, legal proceedings which in Lender's opinion operate to prevent the enforcement of the lien so long as Borrower is performing such agreement; (b) contests the lien in good faith by, or defends against (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender, but only Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower are Escrow Items, Borrower shall pay them in the manner provided in Section 3.

Property, if any, and Community Association Dues, Fees, and Assessments, if any. To the extent that these items the Property which can attain priority over this Security Instrument, leasehold payments or ground rents on the 4. **Charges; Liens.** Borrower shall pay all taxes, assessments, charges, fines, and impositions attributable to any Funds held by Lender.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower 12 monthly payments.

Lender shall pay to Lender the amount necessary to make up the deficiency in accordance with RESPA, but in no more than Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower up the shortage in accordance with RESPA, but in no more than 12 monthly payments. If there is a deficiency of Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make the excess funds in accordance with RESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, If there is a surplus of Funds held in escrow, as defined under RESPA, Lender shall account to Borrower for annual accounting of the Funds as required by RESPA.

in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower, without charge, an

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representations concerning Borrower's occupancy of the Property as Borrower's principal residence. material information) in connection with the Loan. Material representations include, but are not limited to, materially false, misleading, or inaccurate information or statements to Lender (or failed to provide Lender with Borrower or any persons acting at the direction of Borrower or with Borrower's knowledge or consent gave Borrower's Loan Application. Borrower shall be in default if, during the Loan application process, of or prior to such an interior inspection specifying such reasonable cause.

Lender or its agent may make reasonable entries upon and inspections of the Property. If it has reasonable cause, Lender may inspect the interior of the improvements on the Property. Lender shall give Borrower notice at the time of restoration.

to repair or restore the Property, Borrower is not relieved of Borrower's obligation for the completion of such repair a series of progress payments as the work is completed. If the insurance or condemnation proceeds are not sufficient proceeds for such purposes. Lender may disburse proceeds for the repairs and restoration in a single payment or in of, the Property, Borrower shall be responsible for repairing or restoring the Property only if Lender has released deterioration or damage. If insurance or condemnation proceeds are paid in connection with damage to, or the taking restoration is not economically feasible, Borrower shall promptly repair the Property if damaged to avoid further deterioration or decreasing in value due to its condition. Unless it is determined pursuant to Section 5 that repair or Borrower is residing in the Property, Borrower shall maintain the Property in order to prevent the Property from damage or impair the Property to deteriorate or commit waste on the Property. Whether or not 7. **Preservation, Maintenance and Protection of the Property; Inspections.** Borrower shall not destroy, Borrower shall not destroy, control.

consent shall not be unreasonably withheld, or unless extenuating circumstances exist which are beyond Borrower's principal residence for at least one year after the date of occupancy, unless Lender otherwise agrees in writing, which within 60 days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's

6. **Occupancy.** Borrower shall occupy, establish, and use the Property as Borrower's principal residence Property or to pay amounts unpaid under the Note or this Security Instrument, whether or not then due.

are applicable to the coverage of the Property. Lender may use the insurance proceeds either to repair or restore the of unearned premiums paid by Borrower) under all insurance policies covering the Property, insofar as such rights under the Note or this Security Instrument, and (b) any other of Borrower's rights (other than the right to any refund assigns to Lender (a) Borrower's rights to any insurance proceeds in an amount not to exceed the amounts unpaid notice is given. In either event, or Lender acquires the Property under Section 22 or otherwise, Borrower hereby offered to settle a claim, then Lender may negotiate and settle the claim. The 30-day period will begin when the related matters. If Borrower does not respond within 30 days to a notice from Lender that the insurance carrier has If Borrower abandons the Property, Lender may file, negotiate and settle any available insurance claim and to Borrower. Such insurance proceeds shall be applied in the order provided for in Section 2.

shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds retained by Borrower shall not be paid out of the insurance proceeds and shall be the sole obligation of Borrower. required to pay Borrower any interest or earnings on such proceeds. Fees for public adjusters, or other third parties, is made in writing or Applicable Law requires interest to be paid on such insurance proceeds, Lender shall not be restoration in a single payment or in a series of progress payments as the work is completed. Unless an agreement provided that such inspection shall be undertaken promptly. Lender may disburse proceeds for the repairs and has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, During such repair and restoration period, Lender shall have the right to hold such insurance proceeds until Lender or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. insurance proceeds, whether or not the underlying insurance was required by Lender, shall be applied to restoration proof of loss if not made promptly by Borrower. Unless Lender and Borrower otherwise agree in writing, any In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make

payee.
form of insurance coverage, not otherwise required by Lender, for damage to, or destruction of, the Property, such policy shall include a standard mortgage clause and shall name Lender as mortgagee and/or as an additional loss

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9. Protection of Lender's Interest in the Property and Rights Under this Security Instrument. If (a) Borrower fails to perform the covenants and agreements contained in this Security Instrument, (b) there is a legal proceeding that might significantly affect Lender's interest in the Property and/or rights under this Security Instrument (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture, for enforcement of a lien which may attain priority over this Security Instrument or to enforce laws or regulations), or (c) Borrower has abandoned the Property, then Lender may do and pay for whatever is reasonable or appropriate to protect Lender's interest in the Property and rights under this Security Instrument, including protecting and/or assessing the value of the Property, and securing and/or repairing the Property. Lender's actions can include, but are not limited to: (a) paying any sums secured by a lien which has priority over this Security Instrument; (b) appearing in court; and (c) paying reasonable attorneys' fees to protect its interest in the Property and/or rights under this Security Instrument, including its secured position in a bankruptcy proceeding. Securing the Property includes, but is not limited to, entering the Property to make repairs, change locks, replace or board up doors and windows, drain water from pipes, eliminate building or other code violations or dangerous conditions, and have utilities turned on or off. Although Lender may take action under this Section 9, Lender does not have to do so and is not under any duty or obligation to do so. It is agreed that Lender incurs no liability for not taking any or all actions authorized under this Section 9.

Any amount disbursed by Lender under this Section 9 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. Borrower shall not surrender the leasehold estate and interests herein conveyed or terminate or cancel the ground lease. Borrower shall not, without the express written consent of Lender, alter or amend the ground lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

10. Mortgage Insurance. If Lender required Mortgage Insurance as a condition of making the Loan, Borrower shall pay the premiums required to maintain the Mortgage Insurance in effect. If, for any reason, the Mortgage Insurance coverage required by Lender ceases to be available from the mortgage insurer that previously provided such insurance and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premiums required to obtain coverage substantially equivalent to the Mortgage Insurance previously in effect, at a cost substantially equivalent to the cost to Borrower of the Mortgage Insurance previously in effect, from an alternate mortgage insurer selected by Lender. If substantially equivalent Mortgage Insurance coverage is not available, Borrower shall continue to pay to Lender the amount of the separately designated payments that were due when the insurance coverage ceased to be in effect. Lender will accept, use and retain these payments as a non-refundable loss reserve in lieu of Mortgage Insurance. Such loss reserve shall be non-refundable, notwithstanding the fact that the Loan is ultimately paid in full, and Lender shall not be required to pay Borrower any interest or earnings on such loss reserve. Lender can no longer require loss reserve payments if Mortgage Insurance coverage (in the amount and for the period that Lender requires) provided by an insurer selected by Lender again becomes available, and Lender requires separately designated payments toward the premiums for Mortgage Insurance. If Lender required Mortgage Insurance as a condition of making the Loan and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premiums required to maintain Mortgage Insurance in effect, or to provide a non-refundable loss reserve, until Lender's requirement for Mortgage Insurance ends in accordance with any written agreement between Borrower and Lender providing for such termination or until termination is required by Applicable Law. Nothing in this Section 10 affects Borrower's obligation to pay interest at the rate provided in the Note.

Mortgage Insurance reimburses Lender (or any entity that purchases the Note) for certain losses it may incur if Borrower does not repay the Loan as agreed. Borrower is not a party to the Mortgage Insurance. Mortgage Insurers evaluate their total risk on all such insurance in force from time to time, and may enter into agreements with other parties that share or modify their risk, or reduce losses. These agreements are on terms and conditions that are satisfactory to the mortgage insurer and the other party (or parties) to these agreements. These agreements may require the mortgage insurer to make payments using any source of funds that the mortgage insurer may have available (which may include funds obtained from Mortgage Insurance premiums).

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As a result of these agreements, Lender, any purchaser of the Note, another insurer, any reinsurer, any other entity, or any affiliate of any of the foregoing, may receive (directly or indirectly) amounts that derive from (or might be characterized as) a portion of Borrower's payments for Mortgage Insurance, in exchange for sharing or modifying the mortgage insurer's risk, or reducing losses. If such agreement provides that an affiliate of Lender takes a share of the insurer's risk in exchange for a share of the premiums paid to the insurer, the arrangement is often termed "captive reinsurance." Further:

(a) Any such agreements will not affect the amounts that Borrower has agreed to pay for Mortgage Insurance, or any other terms of the Loan. Such agreements will not increase the amount Borrower will owe for Mortgage Insurance, and they will not entitle Borrower to any refund.

(b) Any such agreements will not affect the rights Borrower has - if any - with respect to the Mortgage Insurance under the Homeowners Protection Act of 1998 or any other law. These rights may include the right to receive certain disclosures, to request and obtain cancellation of the Mortgage Insurance, to have the Mortgage Insurance terminated automatically, and/or to receive a refund of any Mortgage Insurance premiums that were earned at the time of such cancellation or termination.

11. Assignment of Miscellaneous Proceeds; Forfeiture. All Miscellaneous Proceeds are hereby assigned to and shall be paid to Lender.

If the Property is damaged, such Miscellaneous Proceeds shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such Miscellaneous Proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may pay for the repairs and restoration in a single disbursement or in a series of progress payments as the work is completed. Unless an agreement is made in writing or applicable Law requires interest to be paid on such Miscellaneous Proceeds, Lender shall not be required to pay Borrower any interest or earnings on such Miscellaneous Proceeds. If the restoration or repair is not economically feasible or Lender's security would be lessened, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the Miscellaneous Proceeds multiplied by the following fraction (a) the total amount of the sums secured immediately before the partial taking, destruction, or loss in value divided by (b) the fair market value of the Property immediately before the partial taking, destruction, or loss in value. Any balance shall be paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss is less than the amount of the sums secured immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument whether or not then due.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the Opposing Party (as defined in the next sentence) offers to make an award to settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the Miscellaneous Proceeds either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due. "Opposing Party" means the third party that owes Borrower Miscellaneous Proceeds or the party against whom Borrower has a right of action in regard to Miscellaneous Proceeds.

Borrower shall be in default if any action or proceeding, whether civil or criminal, is begun that, in Lender's judgment, could result in forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. Borrower can cure such a default and, if acceleration has occurred, reinstate

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15. Notices. All notices given by Borrower or Lender in connection with this Security Instrument must be in writing. Any notice to Borrower in connection with this Security Instrument shall be deemed to have been given to Borrower when mailed by first class mail or when actually delivered to Borrower's notice address if sent by other means. Notice to any one Borrower shall constitute notice to all Borrowers unless Applicable Law expressly requires otherwise. The notice address shall be the Property Address unless Borrower has designated a substitute notice address by notice to Lender. Borrower shall promptly notify Lender of Borrower's change of address. If Lender specifies a procedure for reporting Borrower's change of address, then Borrower shall only report a change of address through that specified procedure. There may be only one designated notice address under this Security Instrument at any one time. Any notice to Lender shall be given by delivering it or by mailing it by first class mail to Lender's

have arising out of such overcharge.
any such refund made by direct payment to Borrower will constitute a waiver of any right of action. Borrower might prepayment charge (whether or not a prepayment charge is provided for under the Note). Borrower's acceptance of to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; interest or other loan charges collected or to be collected in connection with the loan exceed the permitted limits, If the Loan is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the instrument or by Applicable Law.

as a prohibition on the charging of such fee. Lender may not charge fees that are expressly prohibited by this Security absence of express authority in this Security Instrument to charge a specific fee to Borrower shall not be construed including, but not limited to, attorneys' fees, property inspection and valuation fees. In regard to any other fees, the **14. Loan Charges.** Lender may charge Borrower fees for services performed in connection with Borrower's default, for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument, Security Instrument shall bind (except as provided in Section 20) and benefit the successors and assigns of Lender. under this Security Instrument unless Lender agrees to such release in writing. The covenants and agreements of this and benefits under this Security Instrument. Borrower shall not be released from Borrower's obligations and liability obligations under this Security Instrument in writing, and is approved by Lender, shall obtain all of Borrower's rights Subject to the provisions of Section 18, any Successor in Interest of Borrower who assumes Borrower's Instrument or the Note without the co-signer's consent.

Borrower can agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other grant and convey the co-signer's interest in the Property under the terms of this Security Instrument; (b) is not Instrument but does not execute the Note (a "co-signer"); (a) is co-signing this Security Instrument only to mortgage, that Borrower's obligations and liability shall be joint and several. However, any Borrower who co-signs this Security **13. Joint and Several Liability; Co-signers; Successors and Assigns Bound.** Borrower covenants and agrees due, shall not be a waiver of or preclude the exercise of any right or remedy.

payments from third persons, entities or Successors in Interest of Borrower or in amounts less than the amount then forbearance by Lender in exercising any right or remedy including, without limitation, Lender's acceptance of Instrument by reason of any demand made by the original Borrower or any Successors in Interest of Borrower. Any or to refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security of Borrower. Lender shall not be required to commence proceedings against any Successor in Interest of Borrower modification of amortization of the sums secured by this Security Instrument granted by Lender to Borrower or any Successor in Interest of Borrower shall not operate to release the liability of Borrower or any Successors in Interest of Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or order provided for in Section 2.

All Miscellaneous Proceeds that are not applied to restoration or repair of the Property shall be applied in the impairment of Lender's interest in the Property are hereby assigned and shall be paid to Lender. rights under this Security Instrument. The proceeds of any award or claim for damages that are attributable to the judgment, precludes forfeiture of the Property or other material impairment of Lender's interest in the Property or as provided in Section 19, by causing the action or proceeding to be dismissed with a ruling that, in Lender's

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address stated herein unless Lender has designated another address by notice to Borrower. Any notice in connection with this Security Instrument shall not be deemed to have been given to Lender until actually received by Lender. If any notice required by this Security Instrument is also required under Applicable Law, the Applicable Law requirement will satisfy the corresponding requirement under this Security Instrument.

16. Governing Law; Severability; Rules of Construction. This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. All rights and obligations contained in this Security Instrument are subject to any requirements and limitations of Applicable Law. Applicable Law might explicitly or implicitly allow the parties to agree by contract or it might be silent, but such silence shall not be construed as a prohibition against agreement by contract. 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.

As used in this Security Instrument: (a) words of the masculine gender shall mean and include corresponding neuter word; or words of the feminine gender; (b) words in the singular shall mean and include the plural and vice versa; and (c) the word "may" gives sole discretion without any obligation to take any action.

17. Borrower's Copy. Borrower shall be given one copy of the Note and of this Security Instrument.

18. Transfer of the Property or a Beneficial Interest in Borrower. As used in this Section 18, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser.

If all or any part of the Property or any interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

19. Borrower's Right to Reinstate After Acceleration. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earliest of: (a) five days before sale of the Property pursuant to Section 22 of this Security Instrument; (b) such other period as Applicable Law might specify for the termination of Borrower's right to reinstate; or (c) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees, property inspection and valuation fees, and other fees incurred for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument and (d) takes such action as Lender may reasonably require to assure that Lender's interest in the Property and rights under this Security Instrument, and Borrower's obligation to pay the sums secured by this Security Instrument, shall continue unchanged unless as otherwise provided under Applicable Law. Lender may require that Borrower pay such reinstatement sums and expenses in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentally or entity; or (d) Electronic Funds Transfer. Upon reinstatement by Borrower, this Security Instrument and obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under Section 18.

20. Sale of Note; Change of Loan Servicer; Notice of Grievance. The Note or a partial interest in the Note (together with this Security Instrument) can be sold one or more times without prior notice to Borrower. A sale might result in a change in the entity (known as the "Loan Servicer") that collects Periodic Payments due under the Note and this Security Instrument and performs other mortgage loan servicing obligations under the Note, this Security Instrument, and Applicable Law. There also might be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change which will

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22. NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under Section 18 unless Applicable Law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. The notice shall further 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 default is not cured on or before the date specified

obligation on Lender for an Environmental Cleanup. Borrower shall promptly give Lender written notice of (a) any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge, (b) any Environmental Condition, including but not limited to, any spillage, leaking, discharge, release or threat of release of any Hazardous Substance, and (c) any condition caused by the presence, use or release of a Hazardous Substance which adversely affects the value of the Property. If Borrower learns, or is notified by any governmental or regulatory authority, or any private party, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law. Nothing herein shall create any obligation on Lender for an Environmental Cleanup.

Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances, or threaten to release any Hazardous Substance, on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property (a) that is in violation of any Environmental Law, (b) which creates an Environmental Condition, or (c) which, due to the presence, use, or release of a Hazardous Substance, creates a condition that adversely affects the value of the Property. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property (including, but not limited to, hazardous substances in consumer products).

otherwise trigger an Environmental Cleanup. Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances, or threaten to release any Hazardous Substance, on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property (a) that is in violation of any Environmental Law, (b) which creates an Environmental Condition, or (c) which, due to the presence, use, or release of a Hazardous Substance, creates a condition that adversely affects the value of the Property. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property (including, but not limited to, hazardous substances in consumer products).

21. Hazardous Substances. As used in this Section 21: (a) "Hazardous Substances" are those substances defined as toxic or hazardous substances, pollutants, or wastes by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials; (b) "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection; (c) "Environmental Cleanup" includes any response action, remedial action, or removal action, as defined in Environmental Law; and (d) an "Environmental Condition" means a condition that can cause, contribute to, or otherwise trigger an Environmental Cleanup.

Neither Borrower nor Lender may commence, join, or be joined to any judicial action (as either an individual litigant or the member of a class) that arises from the other party's actions pursuant to this Security Instrument or that alleges that the other party has breached any provision of, or any duty owed by reason of, this Security Instrument, until such Borrower or Lender has notified the other party (with such notice given in compliance with the requirements of Section 15) of such alleged breach and afforded the other party hereto a reasonable period after the giving of such notice to take corrective action. If Applicable Law provides a time period which must elapse before certain action can be taken, that time period will be deemed to be reasonable for purposes of this paragraph. The notice of acceleration and opportunity to cure given to Borrower pursuant to Section 22 and the notice of acceleration given to Borrower pursuant to Section 18 shall be deemed to satisfy the notice and opportunity to take corrective action provisions of this Section 20.

state the name and address of the new Loan Servicer, the address to which payments should be made and any other information RESPA requires in connection with a notice of transfer of servicing. If the Note is sold and thereafter the Loan is serviced by a Loan Servicer other than the purchaser of the Note, the mortgage loan servicing obligations to Borrower will remain with the Loan Servicer or be transferred to a successor Loan Servicer and are not assumed by the Note purchaser unless otherwise provided by the Note purchaser.

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insurance coverage required by Borrower's agreement with Lender. Lender may purchase insurance at Borrower's expense to protect Lender's interests in Borrower's collateral. This insurance may, but need not, protect Borrower's interests. The coverage that Lender purchases may not pay any claim that Borrower makes or any claim that is made against Borrower in connection with the collateral. Borrower may later cancel any insurance purchased by Lender, but only after providing Lender with evidence that Borrower has obtained insurance as required by Borrower's and Lender's agreement. If Lender purchases insurance for the collateral, Borrower will be responsible for the costs of that insurance, including interest and any other charges Lender may impose in connection with the placement of the insurance, until the effective date of the cancellation or expiration of the insurance. The costs of the insurance may be added to Borrower's total outstanding balance or obligation. The costs of the insurance may be more than the cost of insurance Borrower may be able to obtain on its own.

25. Placement of Collateral Protection Insurance. Unless Borrower provides Lender with evidence of the insurance coverage required by Borrower's agreement with Lender, Lender may purchase insurance at Borrower's expense to protect Lender's interests in Borrower's collateral. This insurance may, but need not, protect Borrower's interests. The coverage that Lender purchases may not pay any claim that Borrower makes or any claim that is made against Borrower in connection with the collateral. Borrower may later cancel any insurance purchased by Lender, but only after providing Lender with evidence that Borrower has obtained insurance as required by Borrower's and Lender's agreement. If Lender purchases insurance for the collateral, Borrower will be responsible for the costs of that insurance, including interest and any other charges Lender may impose in connection with the placement of the insurance, until the effective date of the cancellation or expiration of the insurance. The costs of the insurance may be added to Borrower's total outstanding balance or obligation. The costs of the insurance may be more than the cost of insurance Borrower may be able to obtain on its own.

24. Waiver of Homestead. In accordance with Illinois law, the Borrower hereby releases and waives all rights under and by virtue of the Illinois homestead exemption laws.

23. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument. Borrower shall pay any recordation costs. Lender may charge Borrower a fee for releasing this Security Instrument, but only if the fee is paid to a third party for services rendered and the charging of the fee is permitted under Applicable Law.

22. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument, but only if the fee is paid to a third party for services rendered and the charging of the fee is permitted under Applicable Law.

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Witness:

Witness:

Property of Cook County Clerk's Office

(Seal) -Borrower

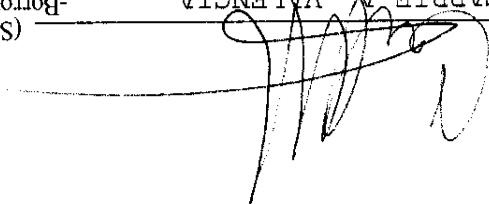
(Seal) -Borrower

(Seal) -Borrower

(Seal) -Borrower

(Seal) -Borrower

CARRIE A. VALENCIA



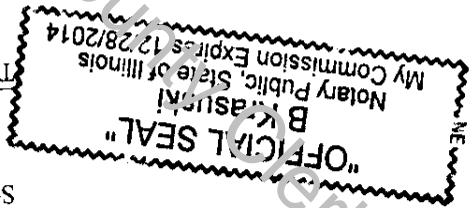
BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

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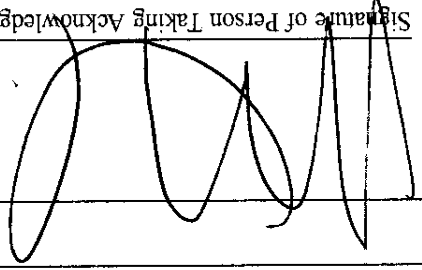
Loan Originator: STEVEN E DYKEMAN, NMLS ID 196451
 Loan Originator Organization: PERL MORTGAGE INC., NMLS ID 19186
 ILLINOIS-Single Family--Fannie Mae/Freddie Mac UNIFORM INSTRUMENT - MERS
 Page 14 of 14
 DocMagick Forms
 www.docmagick.com

Property of Cook County Clerk's Office

Serial Number, if any _____ (Seal)



Title _____

Signature of Person Taking Acknowledgment


by CARRIE A. VALENCIA

The foregoing instrument was acknowledged before me this _____

County of COOK

State of ILLINOIS

 [Space Below This Line For Acknowledgment]

01/28/14

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ALTA Commitment
Exhibit A

(PT14_01968APT.PFD/PT14_01968APT/50)

Property of Cook County Clerk's Office

13-26-319-028-0000

LOT EIGHTY-SIX (86) IN C. P. DOSE'S SUBDIVISION OF BLOCK THIRTEEN (13) (EXCEPT THE NORTH FORTY-FOUR (44) FEET THEREOF) IN KIMBELL'S SUBDIVISION OF THE EAST HALF OF THE SOUTH WEST QUARTER AND WEST HALF OF THE SOUTH EAST QUARTER OF SECTION TWENTY-SIX (26), TOWNSHIP FORTY (40) NORTH, RANGE THIRTEEN (13), EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE TWENTY-FIVE (25) ACRES IN THE NORTH EAST CORNER), IN COOK COUNTY, ILLINOIS.

The land referred to in this Commitment is described as follows:

EXHIBIT A
PROPERTY DESCRIPTION

Commitment Number: PT14_01968APT

Proper Title as an Agent for Chicago Title

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DocMagick Forms
www.docmagick.com

ILLINOIS FIXED INTEREST RATE RIDER
LFRDR 02/19/13

-Borrower
(Seal)

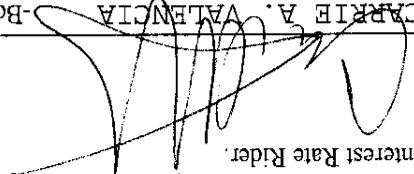
-Borrower
(Seal)

-Borrower
(Seal)

-Borrower
(Seal)

-Borrower
(Seal)

-Borrower
(Seal)

CARRIE A. VALENCIA


BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Fixed Interest Rate Rider. full not later than OCTOBER 1, 2044 at the rate of 4.375%. plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in AND 00/100 Dollars (U.S. \$ 248,000.00) The Note states that Borrower owes Lender TWO HUNDRED FORTY-EIGHT THOUSAND (E) "Note" means the promissory note signed by the Borrower and dated SEPTEMBER 26, 2014 .

A. Definition (E) "Note" of the Security Instrument is hereby deleted and the following provision is substituted in its place in the Security Instrument:

ADDITIONAL COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

2528 N RIDGEMAN AVE, CHICAGO, ILLINOIS 60647
[Property Address]

THIS FIXED INTEREST RATE RIDER is made this 26th day of SEPTEMBER, 2014 and is incorporated into and shall be deemed to amend and supplement the Security Instrument, Deed of Trust, or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure repayment of the Borrower's fixed rate promissory note (the "Note") in favor of PERT MORTGAGE, INC. (the "Lender"). The Security Instrument encumbers the property more specifically described in the Security Instrument and located at:

Borrower(s): CARRIE A. VALENCIA

Lender: PERT MORTGAGE, INC.

Date: SEPTEMBER 26, 2014

FIXED INTEREST RATE RIDER

Loan Number: 1031409PM074412

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D. RENT LOSS INSURANCE Borrower shall maintain insurance against rent loss in addition to the other hazards for which insurance is required by Section 5.

C. SUBORDINATE LENS. Except as permitted by federal law, Borrower shall not allow any lien inferior to the Security Instrument to be perfected against the Property without Lender's prior written permission.

B. USE OF PROPERTY; COMPLIANCE WITH LAW. Borrower shall not seek, agree to or make a change in the use of the Property or its zoning classification, unless Lender has agreed in writing to the change. Borrower shall comply with all laws, ordinances, regulations and requirements of any governmental body applicable to the Property.

A. ADDITIONAL PROPERTY SUBJECT TO THE SECURITY INSTRUMENT. In addition to the Property described in Security Instrument, the following items now or hereafter attached to the Property to the extent they are fixtures are added to the Property description, and shall also constitute the Property covered by the Security Instrument: building materials, appliances and goods of every nature whatsoever now or hereafter located in, on, or used, or intended to be used in connection with the Property, including, but not limited to, those for the purposes of supplying or distributing heating, cooling, electricity, gas, water, air and light, fire prevention and extinguishing apparatus, security and access control apparatus, plumbing, bath tubs, water heaters, water closets, sinks, ranges, stoves, refrigerators, dishwashers, disposals, washers, dryers, awnings, storm windows, storm doors, screens, blinds, shades, curtains and curtain rods, attached mirrors, cabinets, paneling and attached floor coverings, all of which, including remodeling and additions thereto, shall be deemed to be and remain a part of the Property covered by the Security Instrument. All of the foregoing together with the Property described in the Security Instrument (or the leasehold estate if the Security Instrument is on a leasehold) are referred to in this 1-4 Family Rider and the Security Instrument as the "Property."

1-4 FAMILY COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

2528 N RIDGEWAY AVE, CHICAGO, ILLINOIS 60647
[Property Address]

THIS 1-4 FAMILY RIDER is made this 26th day of SEPTEMBER, 2014, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to PERL MORTGAGE, INC., AN ILLINOIS CORPORATION (the "Lender") of the same date and covering the Property described in the Security Instrument and located at:

1-4 FAMILY RIDER (Assignment of Rents)

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Borrower represents and warrants that Borrower has not executed any prior assignment of the Rents and has not performed, and will not perform, any act that would prevent Lender from exercising its rights under this paragraph.

Lender, or Lender's agents or a judicially appointed receiver, shall not be required to enter upon, take control of or maintain the Property before or after giving notice of default to Borrower. However, Lender, or Lender's agents or a judicially appointed receiver, may do so at any time when a default occurs. Any application of Rents shall not cure or waive any default pursuant to Section 9.

If the Rents of the Property are not sufficient to cover the costs of taking control of and managing the Property and of collecting the Rents any funds expended by Lender for such purposes shall become indebtedness of Borrower to Lender secured by the Security Instrument pursuant to Section 9.

Property without any showing as to the inadequacy of the Property as security.

If the Rents of the Property are not sufficient to cover the costs of taking control of and managing the Property and of collecting the Rents any funds expended by Lender for such purposes shall become indebtedness of Borrower to Lender secured by the Security Instrument pursuant to Section 9.

Lender shall be entitled to have a receiver appointed to take possession of and manage the Property and collect the Rents and profits derived from the actual receipt; and (vi) Lender shall be entitled to have a receiver appointed to take agents or any judicially appointed receiver shall be liable to account for only those Rents on the Property, and then to the sums secured by the Security Instrument; (v) Lender's bonds, repair and maintenance costs, insurance premiums, taxes, assessments and other charges Rents, including, but not limited to, attorney's fees, receiver's fees, premiums on receiver's be applied first to the costs of taking control of and managing the Property and collecting the unless applicable law provides otherwise, all Rents collected by Lender or Lender's agents shall and unpaid to Lender or Lender's agents upon Lender's written demand to the tenant; (iv) of the Property; (iii) Borrower agrees that each tenant of the Property shall pay all Rents due by the Security Instrument; (ii) Lender shall be entitled to collect and receive all of the Rents held by Borrower as trustee for the benefit of Lender only, to be applied to the sums secured If Lender gives notice of default to Borrower: (i) all Rents received by Borrower shall be constitutes an absolute assignment and not an assignment for additional security only.

11. ASSIGNMENT OF RENTS; APPOINTMENT OF RECEIVER; LENDER IN POSSESSION. Borrower absolutely and unconditionally assigns and transfers to Lender all the rents and revenues ("Rents") of the Property, regardless of to whom the Rents of the Property are payable. Borrower authorizes Lender or Lender's agents to collect the Rents, and agrees that each tenant of the Property shall pay the Rents to Lender or Lender's agents. However, Borrower shall receive the Rents until (i) Lender has given Borrower notice of default pursuant to Section 22 of the Security Instrument and (ii) Lender has given notice to the tenant(s) that the Rents are to be paid to Lender or Lender's agent. This assignment of Rents constitutes an absolute assignment and not an assignment for additional security only.

is on a leasehold.

As used in this paragraph G, the word "lease" shall mean "sublease" if the Security Instrument extend or terminate the existing leases and to execute new leases, in Lender's sole discretion, with leases of the Property. Upon the assignment, Lender shall have the right to modify, shall assign to Lender all leases of the Property and all security deposits made in connection

- G. ASSIGNMENT OF LEASES.** Upon Lender's request after default, Borrower shall assign to Lender all leases of the Property and all security deposits made in connection with leases of the Property. Upon the assignment, Lender shall have the right to modify, extend or terminate the existing leases and to execute new leases, in Lender's sole discretion. As used in this paragraph G, the word "lease" shall mean "sublease" if the Security Instrument is on a leasehold.
- F. BORROWER'S OCCUPANCY.** Unless Lender and Borrower otherwise agree in writing, Section 6 concerning Borrower's occupancy of the Property is deleted.
- E. "BORROWER'S RIGHT TO RENSTATE" DELETED.** Section 19 is deleted.

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(Seal) -Borrower

(Seal) -Borrower

(Seal) -Borrower

(Seal) -Borrower

(Seal) -Borrower

(Seal) -Borrower

CARRIE A. VALENCIA

(Seal) -Borrower

Family Rider.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this 1-4

I. CROSS-DEFAULT PROVISION. Borrower's default or breach under any note or agreement in which Lender has an interest shall be a breach under the Security Instrument and Lender may invoke any of the remedies permitted by the Security Instrument.

or invalidate any other right or remedy of Lender. This assignment of Rents of the Property shall terminate when all the sums secured by the Security Instrument are paid in full.