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Illinois Anti-Predatory
Lending Database
Program

Certificate of Compliance



1507004023 Fee: \$60.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 03/11/2015 10:54 AM Pg: 1 of 12

Report Mortgage Fleud 800-532-8785

The property identified as:

PIN: 28-12-415-047-0000

Address:

Street:

14823 ARTESIAN AVE

Street line 2:

City: HARVEY

 $\mathfrak{P}_{\mathsf{Lender:}}$ CHerry Creek Mortgage Co, Inc

Borrower: Cassie Vaughn, a married person

Loan / Mortgage Amount: \$60,877.00

204 County Clarks 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.

Certificate number: E42C01A4-7AD2-45DF-8E2C-A479AD4B0ED3

Execution date: 02/25/2015

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After Recording Return To: CHERRY CREEK MORTGAGE CO., INC. 7600 E ORCHARD RD, #250 N GREENWOOD VILLAGE, CO 80111

This Instrument Prepared By:

CHERRY CREEK MORTGAGE CO., INC.
7600 E. ORCHARD RD #250-N
GREENNO D VILLAGE, CO 80111
(303) 370-1040

[Space Above This Line For Recording Data]

MORTGAGE

FHA Case No.

137-7958657-703

VAUGEN

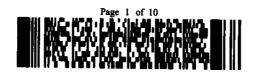
Loan #: 984900761 MIN: 100030209849007611 MERS Phone: 1-888-679-6377 PIN: 28-12-415-047-0000

THIS MORTGAGE ("Security Instrument") is given on FEBRUARY 24, 2015. The mortgagor is CASSIE VAUGHN, A MARRIED PIRSON ("Borrower"). This Security Instrument is given to Mortgage Electronic Registration Systems, Inc. ("MIRS") (solely as nominee for Lender, as hereinafter defined, and Lender's successors and assigns), as mortgager. viERS is organized and existing under the laws of Delaware, and has an address and telephone number of FO Pox 2026, Flint, MI 48501-2026, tel. (888) 679-MERS. CHERRY CREEK MORTGAGE CO., INC. ("Lender") is organized and existing under the laws of THE STATE OF COLORADO, and has an address of 76 00 E. ORCHARD RD #250-N, GREENWOOD VILLAGE, CO 80111. Borrower owes Lender the principal sum of SIXTY THOUSAND EIGHT HUNDRED SEVENTY-SEVEN AND 00/100 Dollars (U.S. 360, 877.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on MARCH 1, 2045. This Security Instrument secures to Lender: (a) the repayment of the debt evidence; by the Note, with interest, 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, grant and convey to MERS (solely as nomine; for Lender and Lender's successors and assigns) and to the successors and assigns of MERS the following described property located in COOK County, Illinois:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.
which has the address of 14823 ARTESIAN AVENUE, HARVEY, Illinois 60426 ("Property Address"):

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easer and is, 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

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"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 or canceling this Security Instrument.

BORROWER COVENANTS that Borrower is lawfully seised 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.

Borrower and Lende, covenant and agree as follows:

UNIFORM COVENANTS:

- 1. Payment of Principal, Interest and Late Charge
 Borrower shall promptly pay when due and principal of, and interest on, the debt evidenced by the Note
 and late charges due under the Note.
- 2. Monthly Payment of Taxes, Insurance and O'ner Charges

 Borrower shall include in each monthly payment, together with the principal and interest as set forth in the Note and any late charges, a sum for
 - (a) taxes and special assessments levied or to be levied again it the Property,
 - (b) leasehold payments or ground rents on the Property, and
 - (c) premiums for insurance required under Paragraph 4. In any year in which the Lender must pay a mortgage insurance premium to the Secretary of Housing and Under Development ("Secretary"), or in any year in which such premium would have been required if Lender still held the Security Instrument, each monthly payment shall also include either
 - (i) a sum for the annual mortgage insurance premium to be paid by Lender to the Secretary, or
 - (ii) a monthly charge instead of a mortgage insurance premium if this Security Inst ume it is held by the Secretary, in a reasonable amount to be determined by the Secretary. Except for the monthly charge by the Secretary, these items are called "Escrow Items" and the sums paid to Lender are called "Escrow Funds."

Lender may, at any time, collect and hold amounts for Escrow Items in an aggregate amount not to exceed the maximum amount that may be required for Borrower's escrow account under the Real Estate Settlement Procedures Act of 1974, 12 U.S.C. Sec. 2601 et seq. and implementing regulations, 12 C.F.R. Part, 1024, as they may be amended from time to time (RESPA), except that the cushion or reserve

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permitted by RESPA for unanticipated disbursements or disbursements before the Borrower's payments are available in the account may not be based on amounts due for the mortgage insurance premium.

If the amounts held by Lender for Escrow Items exceed the amounts permitted to be held by RESPA, Lender shall deal with the excess funds as required by RESPA. If the amounts of funds held by Lender at any time are not sufficient to pay the Escrow Items when due, Lender may notify the Borrower and require Borrower to make up the shortage as permitted by RESPA.

The Tscrow Funds are pledged as additional security for all sums secured by this Security Instrument. If Ponce wer tenders to Lender the full payment of all such sums, Borrowers account shall be credited with the behance remaining for all installment items (a), (b), and (c) and any mortgage insurance premium installment. that Lender has not become obligated to pay to the Secretary, and Lender shall promptly refund any excess funds to Borrower. Immediately prior to a foreclosure sale of the Property or its acquisition by Lender, Borrower's account shall be credited with any balance remaining for all installments for ite.3s (a), (b), and (c).

3. Application of Payments

All payments under Paragraphs 1 and 2 shall be applied by Lender as follows:

- First, to the mortgage insurance premium to be paid by Lender to the Secretary or to the monthly charge by the Secretary instead of the monthly mortgage insurance premium;
- Second, to any taxes, special assessments, leasehold payments or ground rents, and fire, flood and
 other hazard insurance premiums, as re wired;
- Third, to interest due under the Note;
- Fourth, to amortization of the principal of the Note; and
- Fifth, to late charges due under the Note.

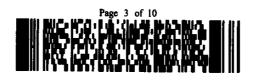
4. Fire, Flood, and Other Hazard Insurance

Borrower shall insure all improvements on the Property, whether new in existence or subsequently erected, against any hazards, casualties, and contingencies, including line, for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. Borrower shall also insure all improvements on the Property, whether new in existence or subsequently erected, against loss by floods to the extent required by the Secretary. All insurance shall be carried with companies approved by Lender. The insurance policies and any renewals shall be held by Lender and shall include loss payable clauses in favor of, and in a form acceptable to, Lender

In the event of loss, Borrower shall give Lender immediate notice by mail. Lender may make proof of loss if not made promptly by Borrower. Each insurance company concerned is hereby aware used and directed to make payment for such loss directly to Lender, instead of to Borrower and to Lender jointly. All or any part of the insurance proceeds may be applied by Lender, at its option, either

- (a) to the reduction of the indebtedness under the Note and this Security Instrument, first to any delinquent amounts applied in the order in Paragraph 3, and then to prepayment of principal, or
- (b) to the restoration or repair of the damaged Property. Any application of the proceeds to the principal

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shall not extend or postpone the due date of the monthly payments which are referred to in Paragraph 2, or change the amount of such payments. Any excess insurance proceeds over an amount required to pay all outstanding indebtedness under the Note and this Security Instrument shall be paid to the entity legally entitled thereto.

In the event of foreclosure of this Security Instrument or other transfer of title to the Property that extinguishes the indebtedness, all right, title and interest of Borrower in and to insurance policies in force shall pass to the purchaser.

5. Commancy, Preservation, Maintenance and Protection of the Property; Borrower's Loan Application; Leaseholds

Borrov er shall occupy, establish, and use the Property as Borrower's principal residence within sixty days after the execution of this Security Instrument (or within sixty days of a later sale or transfer of the Property) and thill continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender determines that requirement will cause undue hardship for Borrower, or unless extenuating circumstances exist which are beyond Borrower's control. Borrower shall notify Lender of any extenuating circumstances. Borrower shall not commit waste or destroy, damage or substantially the hare the Property or allow the Property to deteriorate, reasonable wear and tear excepted. Lender may inspect the Property if the Property is vacant or abandoned or the loan is in default. Lender may take reaso able action to protect and preserve such vacant or abandoned property. Borrower shall also be in default if borrower, during the loan application process, gave materially false or inaccurate information or statements to Lender (or failed to provide Lender with any material information) in connection with the logal evidenced by the Note, including, but not limited to, representations concerning Borrower's of cupancy of the Property as a principal residence. If this Security Instrument is on a leasehold, Borre wer shall comply with the provisions of the lease. If Borrower acquires fee title to the Property, the leastine ld and fee title shall not be merged unless Lender agrees to the merger in writing.

6. Condemnation

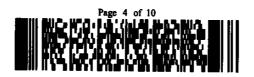
The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in place of condemnation, are hereby assigned and shall be paid to Lender to the extent of the full amount of the indebtedness that remains unpaid under the Note and this Security Instrument. Lender shall apply such proceeds to the reduction of the Indebtedness under the Note and this Security Instrument, first to any delinquent amounts applied in the order provided in Paragraph 3, and then to preparament of principal. Any application of the proceeds to the principal shall not extend or postpone the due date of the monthly payments, which are referred to in Paragraph 2, or change the amount of such payments. Any excess proceeds over an amount required to pay all outstanding indebtedness under the Note and this Security Instrument shall be paid to the entity legally entitled thereto.

7. Charges to Borrower and Protection of Lender's Rights in the Property

Borrower shall pay all governmental or municipal charges, fines and impositions that are not included in Paragraph 2. Borrower shall pay these obligations on time directly to the entity which is own of the payment. If failure to pay would adversely affect Lender's interest in the Property, upon Lender's request Borrower shall promptly furnish to Lender receipts evidencing these payments.

If Borrower fails to make these payments or the payments required by Paragraph 2, or fails to perform

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any other covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankruptcy, for condemnation or to enforce laws or regulations), then Lender may do and pay whatever is necessary to protect the value of the Property and Lender's rights in the Property, including payment of taxes, hazard insurance and other items mentioned in Paragraph 2.

Any amounts disbursed by Lender under this Paragraph shall become an additional debt of Borrower and be secured by this Security Instrument. These amounts shall bear Interest from the date of disbursement at the Note rate, and at the option of Lender shall be immediately due and payable.

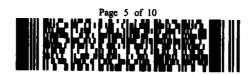
Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower

- (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender;
- (b) contests in good frith the lien by, or defends against enforcement of the lien in, legal proceedings which in the Lenders epinion operate to prevent the enforcement of the lien; or
- (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Let der letermines that any part of the Property is subject to a lien which may attain priority over this Sociality Instrument, Lender may give Borrower a notice identifying the lien. Borrower shall satisfy the lien or take one or more of the actions set forth above within 10 days of the giving of notice.
- 8. Fees

Lender may collect fees and charges authorized by the Secretary.

- 9. Grounds for Acceleration of Debt
 - (a) Default. Lender may, except as limited by regulations issued by the Secretary in the case of payment defaults, require immediate payment in full of all sums secured by this Security Instrument if:
 - (i) Borrower defaults by failing to pay in full any monthly pay nent required by this Security Instrument prior to or on the due date of the next monthly rayment, or
 - (ii) Borrower defaults by failing, for a period of thirty days, to perform any other obligations contained in this Security Instrument.
 - (b) Sale Without Credit Approval. Lender shall, if permitted by applicable law (including Section 341(d) of the Garn-St Germain Depository Institutions Act of 1982, 12 U.S.C. 1701;-3(d)) and with the prior approval of the Secretary, require immediate payment in full of all sun s secured by this Security Instrument if:
 - (i) All or part of the Property, or a beneficial interest in a trust owning all or part of the Property, is sold or otherwise transferred (other than by devise or descent), and
 - (ii) The Property is not occupied by the purchaser or grantee as his or her principal residence, or the purchaser or grantee does so occupy the Property, but his or her credit has not been approved in accordance with the requirements of the Secretary.

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- (c) No Walver. If circumstances occur that would permit Lender to require immediate payment in full, but Lender does not require such payments, Lender does not waive its rights with respect to subsequent events.
- (d) Regulations of HUD Secretary. In many circumstances regulations issued by the Secretary will limit Lender rights, in the case of payment defaults, to require immediate payment in full and foreclose if not paid. This Security Instrument does not authorize acceleration or foreclosure if not permitted by regulations of the Secretary.
- (e) Mortgage Not Insured. Borrower agrees that if this Security Instrument and the Note are not determined to be eligible for insurance under the National Housing Act within 60 days from the date here of, I ender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. A written statement of any authorized agent of the Secretary dated subsequent to 60 days from the date hereof, declining to insure this Security Instrument and the Note, shall be deemed conclusive proof of such ineligibility. Notwithstanding the foregoing, this option may not be exercised by Le ider when the unavailability of insurance is solely due to Lender's failure to remit a mortgage insurance pre nium to the Secretary.

10. Reinstatement

Borrower has a right to be reinstated if Lender has required immediate payment in full because of Borrower's failure to pay an amount one under the Note or 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 attorney's 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 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 flore, or
- (iii) reinstatement will adversely affect the priority of the lien created by this security Instrument.

11. Borrower Not Released: Forbearance by Lender Not a Waiver

Extension of the time for payment or modification of amortization 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 Borrowers successors 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.

12. 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, subject to the provisions of Paragraph 9(b). Borrowers covenants and

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agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note:

- (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument;
- (b) is not personally obligated to pay the sums secured by this Security Instrument; and
- (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any a commodations with regard to the terms of this Security Instrument or the Note without that Porrower's consent.

13. Notices

Any notice a Porrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to Lender's address stated herein or any other address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given so Borrower or Lender when given as provided in this paragraph.

14. Governing Law; Severability

This Security Instrument shall be now med 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 continct, hall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision. To this end, the provisions of this Security Instrument and the Note are declared to be severable.

15. Borrower's Copy

Borrower shall be given one conformed copy of the Notice and of this Security Instrument.

16. Hazardous Substances

Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property that is in violation of any Environmental law. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Kozprdous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property.

Borrower shall promptly give Lender written notice of any Investigation, claim, depend, 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 If Borrower learns, or is notified by any governmental or regulatory authority, that any removal or other remediation of any Hazardous Substances affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law.

As used in this paragraph 16, "Hazardous Substances" are those substances defined as toxic or hazardous substances 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. As used in this Paragraph 16, "Environmental law" means

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federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection,

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

17. Assignment of Rents

Borrower unconditionally assigns and transfers to Lender all the rents and revenues of the Property. Bentewer authorizes Lender or Lender's agents to collect the rents and revenues and hereby directs each tenant of the Property to pay the rents to Lender or Lender's agents. However, prior to Lender's notice to Borrower's breach of any covenant or agreement in the Security Instrument, Borrower shall collect care receive all rents and revenues of the Property as trustee for the benefit of Lender and Borrow 1. This assignment of rents constitutes an absolute assignment and not an assignment for additional security only.

If Lender gives notice of breach to Borrower: (a) all rents received by Borrower shall be held by Borrower as trustee for benefit of Lender only, to be applied to the sums secured by the Security Instrument; (b) Lender shall be entitled to collect and receive all of the rents of the Property; and (c) each tenant of the Property shall pay?!! rents due and unpaid to Lender or Lender's agent on Lender's written demand to the tenant.

Borrower has not executed any prior designment of the rents and has not and will not perform any act that would prevent Lender from exercising its rights under this Paragraph 17.

Lender shall not be required to enter upon, take control of or maintain the Property before or after giving notice of breach to Borrower. However, Lender or a judicially appointed receiver may do so at any time there is a breach. Any application of rents shall not ture or waive any default or invalidate any other right or remedy of Lender. This assignment of ren's of the Property shall terminate when the debt secured by the Security Instrument is paid in full.

18. Foreclosure Procedure

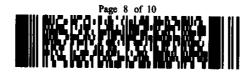
If Lender requires immediate payment in full under Paragreph 9, Lender may foreclose this Security Instrument by judicial proceeding and to have the Property upon entry of a judgment of foreclosure, sold at a judicial, public sale, in accordance with spriicable law. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Paragraph 18, including, but not limited to, reasonable attorney's fees and costs of citle evidence.

If the Lender's interest in this Security Instrument is held by the Secretary and the Secretary requires immediate payment in full under Paragraph 9, the Secretary may invoke the nonjudicial power of sale provided in the Single Family Mortgage Foreclosure Act of 1994 (Act) (12 U.S.C. 3751 et seq.) by requesting a foreclosure commissioner designated under the Act to commence foreclosure and to sell the Property as provided in the Act. Nothing in the preceding sentence shall deprive the Secretary of any rights otherwise available to a Lender under this Paragraph 13 or applicable law.

19. Release

Upon payment of all sums secured by this Security Instrument, Lender shall release this Security

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Instrument without charge to Borrower. Borrower shall pay any recordation costs.

20. Waiver of Homestead

Borrower waives all right of homestead exemption in the Property.

- · · · · · · · · · · · · · · · · · · ·
21. Riders to This Security Instrument If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants of each such rider shall be incorporated into and shall amend and supplement the covenants ard greements of this Security Instrument as if the rider(s) were a part of this Security Instrument. [Check applicable box(es)].
☐ Condergatium Rider ☐ Growing Equity Rider ☐ Adjustable Rate Rider ☐ Planned Unit Development Rider ☐ Graduated Payment Rider ☐ Other [specify]
BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this
Security Instrument and in any rider(s) executed by Borrower and recorded with it.
- BORROWER - CASSIE FAUGHN - DATE -
[Space Below 7) is Line For Acknowledgment]
STATE OF ILLINOIS
COUNTY OF COOK
This instrument was acknowledged before me on FEBRUALY 2015 by CASSIE VAUGHN, A MARRIED PERSON. Notary Public
"OFFICIAL SEAL" HEATHER L. STALLONE NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 2/27/2017

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MORTGAGE LOAN ORIGINATOR RON BACZA
NATIONWIDE MORTGAGE LICENSING SYSTEM AND REGISTRY IDENTIFICATION NUMBER
218090

MORTGAGE LOAN ORIGINATION COMPANY CHERRY CREEK MORTGAGE CO., INC. NATIONWIDE MORTGAGE LICENSING SYSTEM AND REGISTRY IDENTIFICATION NUMBER 3001

Property of Cook County Clerk's Office

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STREET ADDRESS: 14823 ARTESIAN AVENUE

CITY: HARVEY

COUNTY: COOK

TAX NUMBER:

LEGAL DESCRIPTION:

LOT 44 IN APOLLO POINTE UNIT THREE, BEING A RESUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 28, 2003 AS DOCUMENT NO. 0324027049 AND AS AMENDED BY CERTIFICATE OF CORRECTION RECORDED FEBRUARY 11, 2004 AS DOCUMENT NUMBER 0404247201, IN COOK COUNTY, ILLINOIS.

Property of County Clerk's Office