

# UNOFFICIAL COPY

## Illinois Anti-Predatory Lending Database Program

Doc#: 1603456066 Fee: \$58.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/03/2016 09:12 AM Pg: 1 of 6

### Certificate of Exemption

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

The property identified as: **PIN:** 29-11-425-017-0000

**Address:**

**Street:** 15027 DIEKMAN COURT

**Street line 2:**

**City:** DOLTON

**State:** IL

**ZIP Code:** 60419

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

**Borrower:** STEVE HUDSON AND MONICA B TOWNES-HUDSON

**Loan / Mortgage Amount:** \$7,560.70

This property is located within the program area and the transaction is exempt from the requirements of 765 ILCS 77/70 et seq. because the application was taken by an exempt entity.

**Certificate number:** 013888F3-98E7-4498-884C-2B196AC160F4

**Execution date:** 1/27/2016

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Space above for recording.

### SUBORDINATE MORTGAGE

FHA Case No.

*513-358-3270*

1374516473

After recording, please return document to :  
FIFTH THIRD BANK  
MADISONVILLE OFFICE BUILDING  
5001 KINGSLEY DRIVE  
CINCINNATI, OH 45227-1114

*Prepared By:  
Br. Tracy Mustard  
B*

1/22/2016  
\*\*\*\*\*9463

THIS SUBORDINATE MORTGAGE is given on 1/22/2016. The Mortgagor is: STEVE HUDSON and MONICA B TOWNES-HUDSON whose address is:

15027 DIEKMAN COURT  
DOLTON, IL 60419

This Security Instrument is given to the Secretary of Housing and Urban Development, and whose address is 451 Seventh Street SW, Washington, D.C. 20410, Borrower owes Lender the principal sum of Seven Thousand Five Hundred Sixty Dollars and Seventy Cents (U.S. \$7,560.70). This debt is evidenced by Borrower's note dated the same date as this Security Instrument, which provides for the full debt, if not paid earlier, due and payable on 7/1/2043.

This Security Instrument secures to Lender; (a) the repayment of the debt evidenced by the note, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest advanced under Paragraph 7 to protect the security of this Security Instrument; and (c) the performance of the Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, warrant, grant, and convey to the Lender, with power of sale the following described property located in COOK County, IL:

*Doc # : 091815409*

PLEASE SEE ATTACHED EXHIBIT "A"

*Dated: April 17, 2009*

which has the address of:

15027 DIEKMAN COURT  
DOLTON, IL 60419

*Recorded: June 30, 2009*

*Parcel #: 29-11-425-017-0600*

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. This Security Instrument shall also cover all replacements and additions. All of the foregoing is referred to in this Security Instrument as the 'Property.'

BORROWER COVENANTS that borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances or record.

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



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Borrower and Lender covenant agree as follows:

## UNIFORM COVENANTS.

### 1. Payment of Principal.

Borrower shall pay when due the principal of the debt evidenced by the Note.

### 2. Borrower Not Released; Forbearance by Lender Not a Waiver.

Extension of the time of payment of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successor in interest. Lender shall not be required to commence proceedings against any successor 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 or preclude the exercise of any right or remedy.

### 3. Successors and Assigns Bound; Joint and Several Liability; Co-signers.

The covenants and agreements of this Security Instrument shall bind and benefit the successor and assigns of Lender and Borrower. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the term of this Security instrument or the Note without that Borrower's consent.

### 4. Notices.

Any notice to Borrower provide 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 Property Address; or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to: Department of Housing and Urban Development, Attention: Single Family Notes Branch, 451 Seventh Street, SW, Washington, D.C. 20410 or any address Lender designates by notice to borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.

### 5. Governing Law Severability.

This Security Instrument shall be governed by Federal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note are declared to be severable.



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### 6. Borrower's Copy.

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

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

### 7. Acceleration; Remedies.

If the Lender's interest in this Security Instrument is held by the Secretary and the Secretary requires immediate payment in full under Paragraph 4 of the Subordinate Note, the Secretary may invoke the nonjudicial power of sale provided in the Single Family Mortgage Foreclosure Act of 1994 ("Act") (12 U.S.C. § 3751 et seq.) by requesting a foreclosure commissioner designated under the Act to commence foreclosure and to sell the Property as provided in the Act. Nothing in the preceding sentence shall deprive the Secretary of any rights otherwise available to a Lender under this paragraph or applicable law.

By signing this document, you are agreeing to the terms and conditions contained in this Security Instrument and in any rider(s) executed by borrower and recorded with it.

Steve Hudson  
STEVE HUDSON - Borrower

1-27-16  
Date

Monica B. Townes Hudson  
MONICA B TOWNES-HUDSON - Co borrower

1/27/2016  
Date

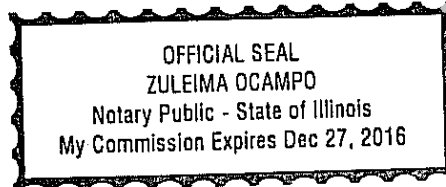
### INDIVIDUAL ACKNOWLEDGMENT

STATE OF IL, COUNTY OF Cook ss.

Before me a Notary Public in and for said County and State personally appeared STEVE HUDSON and MONICA B TOWNES-HUDSON, who is/are personally known to me or have produced driver's license identification and who did take an oath and who executed the foregoing conveyance to Fifth Third Mortgage Company and severally acknowledged the execution thereof to be his/her free act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto affixed my name and official seal this 27 day of January 2016

Notary Public  
My Commission Expires 12/27/2014



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## EXHIBIT "A"

LOT 6 IN SUNSET RIDGE SUBDIVISION UNIT NO. 2 BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL ID NUMBER: 29-11-425-017-0000

COMMONLY KNOWN AS: 15027 DIEKMAN COURT  
DOLTON, IL 60419

Property of Cook County Clerk's Office  
Accommodation

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## NAME AFFIDAVIT

Before me, the undersigned authority, this day personally appeared MONICA B TOWNES-HUDSON

("Affiant") who being by me first duly sworn, affirmed as follows:

Affiant is one and the same person as: MONICA HUDSON

Affiant is one and the same person as: \_\_\_\_\_

Monica B Townes-Hudson  
(SIGNATURE)

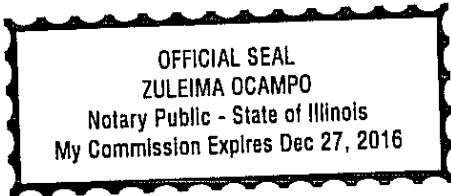
Monica Townes-Hudson  
(PRINT NAME OF AFFIANT)

Zuleima Ocampo  
(PRINTED NAME OF NOTARY)

STATE OF IL

COUNTY OF Cook

Sworn to and subscribed before me this 27th day of January 2016 by Monica Hudson  
who was personally known to me or who presented Illinois ID as identification.



COMMISSION NO. (SIGNATURE OF NOTARY)  
12/27/2016  
(COMMISSION EXPIRATION)