

# UNOFFICIAL COPY

Doc#: 1603649231 Fee: \$62.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 02/05/2016 01:54 PM Pg: 1 of 8

## Illinois Anti-Predatory Lending Database Program

### Certificate of Exemption

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

The property identified as:

**PIN:** 29-11-411-061-0000

**Address:**

**Street:** 15216 Harper Ave

**Street line 2:**

**City:** Dolton

**State:** IL

**ZIP Code:** 60419

**Lender:** Secretary of Housing and Urban Development

**Borrower:** Alvin V Thomas and Wanda Thomas

**Loan / Mortgage Amount:** \$13,391.64

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:** A865951D-81D4-4025-A350-D25F6C0BAC27

**Execution date:** 1/14/2016

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When Recorded Mail to:  
 First American Title  
 Attn: Loss Mitigation Title Services  
 PO BOX 27670  
 Santa Ana, CA 92799

Document Prepared by:  
 Justin Hayes  
 Midland Mortgage - A Division of MidFirst Bank  
 999 N.W. Grand Boulevard, Suite 100  
 Oklahoma City, OK 73118-6116  
 1-800-552-3000



FHA Case Number: **131-5046172703**

**SUBORDINATE MORTGAGE**

THIS SUBORDINATE MORTGAGE ("Security Instrument") is given on **January 7, 2016**. The mortgagors are **ALVIN V THOMAS & WANDA THOMAS** whose address is **15216 HARPER AVE DOLTON, IL 60419-3112** ("Borrower"). This Security Instrument is given to the **Secretary of Housing and Urban Development**, which is organized and existing under the laws of the United States of America, and whose address is **451 Seventh Street, SW, Washington, DC 20410** ("Lender"). Borrower owes Lender the principal sum of **thirteen-thousand-three-hundred-ninety-one dollars and sixty-four cents (US \$13,391.64)**. This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for the full debt, if not paid earlier, due and payable on **1/1/2046**. This Security

Page 1 of the Subordinate Mortgage

Borrower Initial Lines

\* Please add the appropriate number of initial lines for each signatory over 4

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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 advanced 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 Lender the following described property located in COOK County, Illinois:

**See Exhibit A attached hereto and made a part hereof;**

**Tax ID # 29114110610000**

which has the address of: **15216 HARPER AVE DOLTON, IL 60419-3112** ("Property Address");

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property".

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

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

**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 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.

Page 2 of the Subordinate Mortgage

Borrower Initial Lines



\* Please add the appropriate number of initial lines for each signatory over 4



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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 in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in the Section 7, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

**If the Lender's interest in this Security Instrument is held by the Secretary and the Secretary requires immediate payment in full under the Paragraph 7 of the Subordinate Note, the Secretary may invoke the nonjudicial power of sale provided in the Single Family Mortgage Foreclosure Act of 1994 ("Act") (12 USC 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 Lender under this paragraph or applicable law.**

## 8. Release.

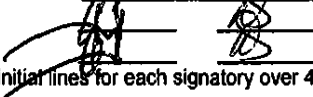
Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument without charge to Borrower. Borrower shall pay any recordation costs. Lender may charge such person or persons a fee for reconveying the Property only if the fee is paid to a third party (such as the Trustee) for services rendered and the charging of the fee is permitted under applicable law.

## 9. Waiver of Homestead.

In accordance with Illinois law, the Borrower hereby releases and waives all right under and by virtue of the Illinois homestead exemption in the Property.

## 10. 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





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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. IN WITNESS WHEREOF, Borrower has executed this Security Instrument.

BORROWER

*Alvin V Thomas*  
ALVIN V THOMAS

01/14/2016  
Date

*Wanda Thomas*  
WANDA THOMAS

01/14/2016  
Date

Acknowledgement

STATE OF Illinois )  
COUNTY OF COOK ) SS:

On the 14<sup>th</sup> day of January, 2016, before me, the undersigned, a notary public in and for said state, personally appeared ALVIN V THOMAS & WANDA THOMAS, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) ~~is~~ (are) subscribed to the within instrument and acknowledged to me that he/~~she~~ they executed the same in ~~his~~/her/their capacity(ies), and that by ~~his~~/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

In witness whereof, I hereunto set my hand and official seal.

*Norma Heredia*  
Notary Public  
Norma Heredia  
Printed name of rotary

County of Residence: Cook  
Commission Number: N/A  
My Commission Expires July 22 2017



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## Exhibit "A"

LOT 11 (EXCEPT THE NORTH 30 FEET THEREOF) AND ALL OF LOT 12 IN BLOCK 5 IN SUNSET RIDGE, BEING A SUBDIVISION OF LOTS 1 TO 8 BOTH INCLUSIVE IN POHLER'S SUBDIVISION OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ALSO THE EAST 1/2 OF THE VACATED PUBLIC ALLEY LYING WEST OF AND ADJOINING SAID LOTS.

Property of Cook County Clerk's Office