Doc#. 1824812067 Fee: \$62.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 09/05/2018 12:36 PM Pg: 1 of 8

Illinois Anti-Predatory **Lending Database Program**

Certificate of Exemption



Report Mortgage Fraud 844-768-1713

The property identified as:

29-03-420-057-0000

Address:

Street:

758 E 145th St

Street line 2:

City: Dolton

State: IL

Lender. Secretary of Housing and Urban Development

Borrower: Faith Gunter fka Faith Pryor aka Faith E Brown Pryor

Loan / Mortgage Amount: \$3,622.74

OOT COUNTY CLOTS This property is located within the program area and the transaction is exempt from the requirement of 765 ILCS 77/70

et seq. because the application was taken by an exempt entity.

Certificate number: C6440FFC-C374-4ABA-842F-C55FA0DFB1C7

Execution date: 8/25/2018

1824812067 Page: 2 of 8

UNOFFICIAL COPY

1000 PM When Recorded Mail to: First American Title Attn: Loss Mitigation Title Services PO BOX 27670 Santa Ana, CA 92799

Document Prepared by: Debra Harrist 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: 131-5467068703

SUBORDINATE MORTGAGE

THIS SUBORDINATE MORTGAGE ("Security Instrument") is given on July 18, 2018. The mortgagors are FAITH GUNTER FKA FAITH PRYOR AKA FAITH E BROWN PRYOR whose address is 758 E 145TH ST DOLTON, IL 60419-1804 ("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 three-thousand-six-hundred-twenty-two dollars and seventy-four cents (US \$3,622,74). 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

Page 1 of the Subordinate Mortgage

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UNOFFICIAL COPY

8/1/2048. 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 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 the Lender the following described property located in COOK County, Illinois:

See Exhibit A attached hereto and made a part hereof;

Tax ID # 29034200570000

which has the address of: 758 E 145TH ST DOLTON, IL 60419-1804 ("Property Address");

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, apportenances 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 encorphrances 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 wriferm 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 evidence I 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

Page 2 of the Subordinate Mortgage

exercising any right or remedy shall not be a waiver of 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 successors 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 Dorrower 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. Notice to any one Borrower shall serve as notice to all Borrowers unless state law expressly prohibits same. Any notice to Lender shall be given by first class mail to: Department of Housing and Urban Development, Attn: Single Family Notes Branch, 451 Seventh Street, SW, Washington, DC 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 the Security Instrument and the Note are declared to be severable.

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.

Page 3 of the Subordinate Mortgage

Borrower Initial Lines

Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument. This 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 in the notice, Lender at its option may require immediate payment in [11] 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 4 of the Subordinate Note, and Secretary may invoke the nonjudicial power of sale provided in the Single Family Mortgage Foreclosure Act of 1994 ("Act") (12 USC 3751 et seg) 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. 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.

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 laws.

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

Page 4 of the Subordinate Mortgage

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 Proberty of Cook County Clark's Office 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.

Mortgage Barrewer Initial Lin

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.

IN WITNESS WHEREOF, Borrower has executed this Security Instrument.

ABORROWER INTENDED FOR SUITE PAJON	
Partuth & Brown PMON	Ways 25, 2018
FAITH GUNTER FKÁ FAITH PRYOR AKÁ DA FAITH E BROWN PRYOR	ATE ()
PAINEBROOMERROR	-
Acknowledgem	ent
STATE OF Illinois	•
COUNTY OF COOK	SS:
Signed or attested before me on 15th Aug 2018 (date) by	Failh Gunter
Signed or attested before me on (date) by person).	19171 CHILD (name of
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A MANO WHO	Con
Duf & N. Con St.	County of Residence:
Bridgette D. Brown Wright	Commission Number: 872,782
Printed name of notary	My Commission Expires: 4/2/202
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(Seal)	O
BRIDGETTE D BROWN MERCANT	
NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES OF ILLINOIS	C _O

Exhibit "A"

LOT 14 (EXCEPT THE WEST 6.02 FEET THEREOF AND EXCEPT THE NORTH 33.48 FEET THEREOF) THE WEST 12.04 FEET OF LOT 15 (EXCEPT THE NORTH 33.48 FEET THEREOF) ALL IN BLOCK 1 IN WILLIAM OLD'S ADDITION TO DOLTON SUBDIVISION A SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel # 29034200570000

1034200:

Of Colling Clark's Office Tax 10# 23034200570000