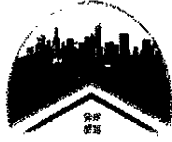


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INDEPENDENT ESCROW

Doc#: 2114001290 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/20/2021 11:37 AM Pg: 1 of 4

## SCRIVENER'S AFFIDAVIT

REGARDING: MORTGAGE RECORDED WITH THE IHDA RIDER

I, Rita Antonczyk, Closing Officer for IES. Corp. do hereby attest to the following:

1. On 4/30//2021, PNTN Inc. handled the closing documents for Christina Corona , for a real estate purchase of the property located at 7100 W. 95<sup>th</sup> St Unit 307 Oak Lawn IL 60453.
2. The Mortgage was recorded in Cook County, IL on 5/10/2021 as Doc# 2113001138.
3. The Mortgage was recorded without the IHDA Rider.
4. Attached exhibit A- the recorded mortgage including the IHDA Rider.
5. This Affidavit is in lieu of rerecording the original Mortgage.

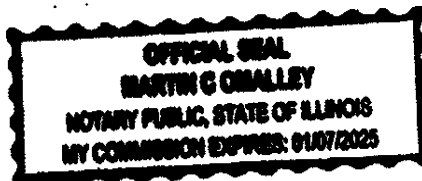
Affirmed this 12th day of May, 2021 by

Rita Antonczyk- Escrow Officer

State of Illinois  
County of Cook

Subscribed and sworn before me this 12th day of April, 2021, the undersigned notary public.

Notary Public



Prepared By: Rita Antonczyk IES Corp

+ mail to  
14203224 ↓

303 W. Madison • Suite 1300 • Chicago, IL 60606  
312.696.5400 • 312.696.5401

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## ILLINOIS HOUSING DEVELOPMENT AUTHORITY MORTGAGE RIDER

### NOTICE TO MORTGAGOR

THE PROVISIONS OF THIS RIDER SUBSTANTIALLY MODIFY THE TERMS OF THE LOAN. DO NOT SIGN THE NOTE OR THE SECURITY INSTRUMENT UNLESS YOU READ AND UNDERSTAND THESE PROVISIONS.

RIDER TO MORTGAGE BY AND BETWEEN THE  
**CHRISTINA COPONA, A SINGLE WOMAN**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(THE "MORTGAGOR(S)")

AND

**BMO HARRIS BANK NA**

(THE "LENDER")

The Mortgagor is executing simultaneously herewith that certain mortgage, dated

**04/30/2021**

(the "Security Instrument") to secure a loan (the "Loan") made by

**BMO HARRIS BANK NA**

(The "LENDER")

in the amount of     \$ 137,250     to the Mortgagor, evidenced by a note (the "NOTE") of even date herewith. It is expected that the Loan will be purchased or securitized by the Illinois Housing Development Authority (the "Authority"). It is a condition of the making of the Loan that the Mortgagor execute this Rider. In consideration of the respective covenants of the parties contained in the Security Instrument, and for other good and valuable consideration, the receipt, adequacy and sufficiency of which are acknowledged, Mortgagor and Lender further mutually agree as follows:

1. The rights and obligations of the parties to the Security Instrument and the Note are expressly made subject to this Rider. In the event of any conflict between the provisions of this Rider and the provisions of the Security Instrument and the Note, the provisions of this Rider shall control.

**HO-008.1**

pg. 1 of 2

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2. Notwithstanding the provisions of Paragraph 5 of the Security Instrument, the Mortgagor agrees that the Lender or the Authority, as applicable, may, at any time and without prior notice, accelerate all payments due under the Security Instrument and Note, and exercise any other remedy allowed by law for breach of the Security Instrument or Note, if (a) the Mortgagor sells, rents or fails to occupy the property described in the Security Instrument as his or her permanent and primary residence; or (b) the statements made by the Mortgagor in the Affidavit of Buyer (Illinois Housing Development Authority Form MP-6A) are not true, complete and correct, or the Mortgagor fails to abide by the agreements contained in the Affidavit of Buyer; or (c) the Lender or the Authority finds any statement contained in that Affidavit to be untrue. The Mortgagor understands that the agreements and statements of fact contained in the Affidavit of Buyer are necessary conditions for the granting of the Loan.
  
3. The provisions of this Rider shall apply and be effective only at such times as the Authority securitizes your loan or is the holder of the Security Instrument and the Note, or is in the process of securitizing or purchasing the Security Instrument and the Note. If the Authority does not securitize or purchase the Security Instrument and the Note, or if the Authority sells or otherwise transfers the Security Instrument and the Note to another individual or entity, the provisions of this Rider shall no longer apply or be effective, and this Rider shall be detached from the Security Instrument.

MORTGAGOR(S)

Christina Corona  
 CHRISTINA CORONA, A SINGLE Woman  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



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## Legal Description

Unit 307 as delineated on the survey of the following described parcel of real estate: Lot 1 in Lexington Manor, 95th Street and Nottingham Avenue Subdivision of part of the Southwest 1/4 of the Southwest 1/4 of Section 6, Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached as Exhibit "A" to the Declaration made by the 1st National Bank of Evergreen Park as Trustee under Trust Number 2577 recorded in the Office of the Recorder of Deeds, Cook County, Illinois as document number 22788882, together with its undivided percentage interest in the common elements as set forth in said Declaration, all in Cook County, Illinois

## PIN Number:

24-06-301-045-1035

## Address:

7100 W 95th St Unit 307

Oak Lawn, IL 60453

Property of Cook County Clerk's Office