

Illinois Anti-Predatory
Lending Database
Program

Doc#: 2211907296 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/29/2022 01:34 PM Pg: 1 of 5

Certificate of Exemption



Report Mortgage Fraud
844-768-1713

The property identified as: **PIN:** 03-21-404-004-0000

Address:

Street: 300 LANCASTER AVE

Street line 2:

City: PROSPECT HEIGHTS

State: IL

ZIP Code: 60070

Lender: SECRETARY OF HOUSING AND URBAN DEVELOPMENT

Borrower: RUBAN CAMPA AND AURELIA CAMPA

Loan / Mortgage Amount: \$35,238.82

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 or person.

Certificate number: C8DF487C-73F2-48B6-94CA-595D8DFA8163

Execution date: 4/15/2022

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Prepared by:
Omar Cardenas
Everett Financial Inc dba Supreme Lending
14801 Quorum Drive, Suite 300
Dallas, TX 75254
866-219-0032

When Recorded, mail to:
FAMS-DTO Rec
3 First American Way
Santa Ana, CA 92707

SPACE ABOVE FOR RECORDER'S USE ONLY

Property of Cook County Clerk's Office

Partial Claim Mortgage

Title of Document

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FHA Case No. 138-0887502-703

PARTIAL CLAIM MORTGAGE

THIS SUBORDINATE MORTGAGE ("Security Instrument") is given on April 11th, 2022. The Mortgagor is Ruban Campa and Aurelia Campa, Husband and Wife Whose address is 300 Lancaster Ave Prospect Heights, IL 60070 ("Borrower"). This Security Instrument is given to the Secretary of Housing and Urban Development, and whose address is 451 Seventh Street, SW, Washington, DC 20410 ("Lender"). Borrower owes Lender the principal sum of Thirty-Five Thousand Two Hundred Thirty-Eight Dollars and Eighty-Two Cents (U.S. \$35,238.82). 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 November 1st, 2050. 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 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, warrant, grant and convey to the Lender, with the power of sale the following described property located in Cook County, IL:

LOT 4 IN SHELOW'S SUBDIVISION OF THE EAST QUARTER OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 11, OF THE THIR PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Parcel ID Number: **03 21 404 004 0000**

which currently has the address of: **300 Lancaster Ave
Prospect Heights, IL 60070**

("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.

Borrower and Lender covenant and 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

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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.

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 Borrower 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: Department of Housing and Urban Development, Attention: 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 this 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.** [insert any required state-specific language followed by:]

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 non-judicial power of sale provided in the Single Family Mortgage Foreclosure

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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 BELOW, Borrower accepts and agrees to the terms contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

Witness: [Signature]

Witness: _____

[Signature]
Ruban Campa

_____ (SEAL)

[Signature]
Aurelia Campa

_____ (SEAL)

ACKNOWLEDGEMENT

The above signed, being obligated for the payment of the above-described Mortgage indebtedness, hereby consents to the execution of this Agreement between the Borrower therein described and the Lender.

STATE OF IL

COUNTY OF Cook

On this 15 day of April, 2022 Before me the undersigned notary public, personally appeared Ruban Campa Aurelia Campa proved to me through satisfactory evidence of identification, which was IL Drivers License to be the person whose name is signed on the preceding or attached document and acknowledged to me that he/she/they signed it voluntarily for it's stated purpose.

[Signature]
Signature of Notary Public
Commission Expires: 07-02-2024

(Place Notary Stamp here)

