

# UNOFFICIAL COPY

Doc#: 2214518123 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/25/2022 09:56 AM Pg: 1 of 9

## Illinois Anti-Predatory Lending Database Program

### Certificate of Exemption



Report Mortgage Fraud  
844-768-1713

The property identified as: PIN: 13-21-116-006-0000

**Address:**

**Street:** 5541 W GRACE ST

**Street line 2:**

**City:** CHICAGO

**State:** IL

**ZIP Code:** 60641

**Lender:** Secretary Of Housing And Urban Development

**Borrower:** NORMA HERNANDEZ & HAZEL ROJAS & SARA-EMMA VIVIANA COLON

**Loan / Mortgage Amount:** \$49,323.79

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:** 9CD0A68D-4239-4EA0-9224-E1510E7915C4

**Execution date:** 5/13/2022

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When Recorded Mail to:  
FIRST AMERICAN TITLE CO.  
FAMS-DTO RECORDING  
3 FIRST AMERICAN WAY  
SANTA ANA, CA 92707-991

Document Prepared by:  
Ashley Streber  
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: 138-0318764702

## SUBORDINATE MORTGAGE

THIS SUBORDINATE MORTGAGE ("Security Instrument") is given on **April 29, 2022**. The mortgagors are **NORMA HERNANDEZ & HAZEL ROJAS & SARA-EMMA VIVIANA COLON** whose address is **5541 W GRACE ST CHICAGO, IL 60641-0000** ("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 **forty-nine-thousand-three-hundred-twenty-three dollars and seventy-nine cents (US \$49,323.79)**. 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

Page 1 of the Subordinate Mortgage

Borrower Initial Lines

NH SEVC  
AV \_\_\_\_\_

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

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on **5/1/2052**. 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 Lender the following described property located in **COOK** County, Illinois:

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

**Tax ID # 13211160060000**

which has the address of: **5541 W GRACE ST CHICAGO, IL 60641-0000** ("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

Borrower Initial Lines

SEVC NY

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



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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 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

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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 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.

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Borrower Initial Lines

HR      NY  
SEVL

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

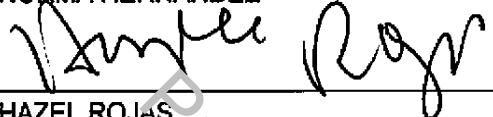
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BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

IN WITNESS WHEREOF, Borrower has executed this Security Instrument.

BORROWER

  
\_\_\_\_\_  
NORMA HERNANDEZ

  
\_\_\_\_\_  
HAZEL ROJAS

  
\_\_\_\_\_  
SARA-EMMA VIVIANA COLON

### Acknowledgement

STATE OF Illinois

COUNTY OF COOK

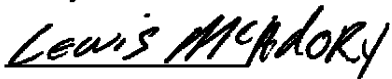
} SS:  
}

On the 13 day of May, 2022 before me, the undersigned, a notary public in and for said state, personally appeared NORMA HERNANDEZ & HAZEL ROJAS & SARA-EMMA VIVIANA COLON, 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.



Notary Public



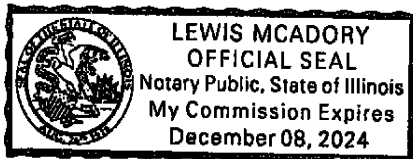
Printed name of notary

Expires: 12-08-2024

County of Residence: Cook

Commission Number: 921946

My Commission



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(Seal)

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## Exhibit "A"

LOT 13 IN BLOCK 2 IN FRED BUCK'S SUBDIVISION OF THAT PART OF THE NORTH 3/4 OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE NORTH 15.98 ACRES THEREOF, EXCEPTING THEREFROM THE NORTH 119.5 FEET THEREOF IN COOK COUNTY, ILLINOIS

**Parcel # 13211160060000**

**Tax ID# 13211160060000**

Property of Cook County Clerk's Office