

# UNOFFICIAL COPY

Doc#. 2214520300 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/25/2022 01:15 PM Pg: 1 of 13

## Illinois Anti-Predatory Lending Database Program

### Certificate of Exemption



Report Mortgage Fraud  
844-768-1713

The property identified as: **PIN:** 20-19-125-042-0000

**Address:**

**Street:** 2226 W Marquette Road

**Street line 2:**

**City:** Chicago

**State:** IL

**ZIP Code:** 60636

**Lender:** Self-Help Federal Credit Union

**Borrower:** JUAN ANTONIO MALDONADO ANAYA AND MARIA BELEN GARCIA

**Loan / Mortgage Amount:** \$7,500.00

This property is located within the program area and the transaction is exempt from the requirements of 765 ILCS 77170 et seq. because the application was taken by an exempt entity or person.

Old Republic National Title  
Insurance Company  
9601 Southwest Highway  
Oak Lawn, IL 60453

22147398<sup>3</sup>/<sub>3</sub>

**Certificate number:** B0D2A4DB-9B37-4B19-B783-48F50BF13C0F

**Execution date:** 5/23/2022

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When recorded, return to:  
Self-Help Federal Credit Union  
926 Elizabeth Ave., Suite 401  
Charlotte, NC 28204

This instrument was prepared by:  
LaNesha Wright  
SELF-HELP FEDERAL CREDIT UNION  
926 Elizabeth Ave., Suite 401  
Charlotte, NC 28204  
704-409-5912

LOAN #: 22036914

## MORTGAGE

THIS MORTGAGE is made this **23rd** day of **May, 2022** between the Mortgagor,  
**JUAN ANTONIO MALDONADO ANAYA AND MARIA BELEN GARCIA, HUSBAND AND WIFE**

**Self-Help Federal Credit Union, a Federal Credit Union,**

(herein "Borrower"), and the Mortgagee,

existing under the laws of **The United States of America,**  
**301 W. Main Street, Durham, NC 27701**

organized and  
whose address is

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. **\$7,500.00**, (herein "Lender"),  
is evidenced by Borrower's note dated **May 23, 2022** which indebtedness  
(herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not  
sooner paid, due and payable on **June 1, 2027**. and extensions and renewals thereof

*M B G*  
Initials: *J.A.M. & M.B.G.*  
ILLSECDE 1221  
ILLSECDE (CLS)  
05/20/2022 08:53 AM PST



**UNOFFICIAL COPY****LOAN #: 22036914**

TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, Borrower does hereby mortgage, grant and convey to Lender the following described property located in the **County**

[Type of Recording Jurisdiction] of **COOK**

[Name of Recording Jurisdiction]:

which has the address of **2225 W MARQUETTE ROAD, CHICAGO,**

[Street] [City]

Illinois **60636**

(herein "Property Address");

[ZIP Code]

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances and rents all of which shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are hereinafter referred to 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 covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

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

**1. Payment of Principal and Interest.** Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.

**2. Funds for Taxes and Insurance.** Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and planned unit development assessments, if any) which may attain priority over this Mortgage and ground rents on the Property, if any, plus one-twelfth of yearly premium installments for hazard insurance, plus one-twelfth of yearly premium installments for mortgage insurance, if any, all as reasonably estimated initially and from time to time by Lender on the basis of assessments and bills and reasonable estimates thereof. Borrower shall not be obligated to make such payments of Funds to Lender to the extent that Borrower makes such payments to the holder of a prior mortgage or deed of trust if such holder is an institutional lender.

If Borrower pays Funds to Lender, the Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a federal or state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay said taxes, assessments, insurance premiums and ground rents. Lender may not charge for so holding and applying the Funds, analyzing said account or verifying and compiling said assessments and bills, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Borrower and Lender may agree in writing at the time of execution of this Mortgage that interest on the Funds shall be paid to Borrower, and unless such agreement is made or applicable law requires such interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the sums secured by this Mortgage.



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**LOAN #: 22036914**

If the amount of the Funds held by Lender, together with the future monthly installments of Funds payable prior to the due dates of taxes, assessments, insurance premiums and ground rents, shall exceed the amount required to pay said taxes, assessments, insurance premiums and ground rents as they fall due, such excess shall be, at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly installments of Funds. If the amount of the Funds held by Lender shall not be sufficient to pay taxes, assessments, insurance premiums and ground rents as they fall due, Borrower shall pay to Lender any amount necessary to make up the deficiency in one or more payments as Lender may require.

Upon payment in full of all sums secured by this Mortgage, Lender shall promptly refund to Borrower any Funds held by Lender. If under paragraph 17 hereof the Property is sold or the Property is otherwise acquired by Lender, Lender shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of application as a credit against the sums secured by this Mortgage.

**3. Application of Payments.** Unless applicable law provides otherwise, all payments received by Lender under the Note and paragraphs 1 and 2 hereof shall be applied by Lender first in payment of amounts payable to Lender by Borrower under paragraph 2 hereof, then to interest payable on the Note, and then to the principal of the Note.

**4. Prior Mortgages and Deeds of Trust; Charges; Liens.** Borrower shall perform all of Borrower's obligations under any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage, including Borrower's covenants to make payments when due. Borrower shall pay or cause to be paid all taxes, assessments and other charges, fines and impositions attributable to the Property which may attain a priority over this Mortgage, and leasehold payments or ground rents, if any.

**5. Hazard Insurance.** Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and such other hazards as Lender may require and in such amounts and for such periods as Lender may require.

The insurance carrier providing the insurance shall be chosen by Borrower subject to approval by Lender; provided, that such approval shall not be unreasonably withheld. All insurance policies and renewals thereof shall be in a form acceptable to Lender and shall include a standard mortgage clause in favor of and in a form acceptable to Lender. Lender shall have the right to hold the policies and renewals thereof, subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

If the Property is abandoned by Borrower, or if Borrower fails to respond to Lender within 30 days from the date notice is mailed by Lender to Borrower that the insurance carrier offers to settle a claim for insurance benefits, Lender is authorized to collect and apply the insurance proceeds at Lender's option, either to restoration or repair of the Property or to the sums secured by this Mortgage.

**6. Preservation and Maintenance of Property; Leaseholds; Condominiums; Planned Unit Developments.** Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property. If this Mortgage is on a leasehold, Borrower shall comply with all the provisions of the lease. Borrower shall not surrender the leasehold estate and interests herein conveyed or terminate or cancel the ground lease. Borrower shall not, without the express written consent of Lender, alter or amend the ground lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing. If this Mortgage is on a unit in a condominium or a planned unit development, Borrower shall perform all of Borrower's obligations under the declaration or covenants creating or governing the condominium or planned unit development, the by-laws and regulations of the condominium or planned unit development, and constituent documents.

**7. Protection of Lender's Security.** If Borrower fails to perform the covenants and agreements contained in this Mortgage, or if any action or proceeding is commenced which materially affects Lender's interest in the Property, then Lender, at Lender's option, upon notice to Borrower, may make such appearances, disburse such sums, including reasonable attorneys' fees, and take such action as is necessary to protect Lender's interest. If Lender required mortgage insurance as a condition of making the loan secured by this Mortgage, Borrower shall pay the premiums required to maintain such insurance in effect until such time as the requirement for such insurance terminates in accordance with Borrower's and Lender's written agreement or applicable law.

Any amounts disbursed by Lender pursuant to this paragraph 7, with interest thereon, at the Note rate, shall become additional indebtedness of Borrower secured by this Mortgage. Unless Borrower and Lender agree to other terms of payment, such amounts shall be payable upon notice from Lender to Borrower requesting payment thereof. Nothing contained in this paragraph 7 shall require Lender to incur any expense or take any action hereunder.



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**LOAN #: 22036914**

**8. Inspection.** Lender may make or cause to be made reasonable entries upon and inspections of the Property, provided that Lender shall give Borrower notice prior to any such inspection specifying reasonable cause therefor related to Lender's interest in the Property.

**9. Condemnation.** The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender, subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage.

**10. Borrower Not Released; Forbearance By Lender Not a Waiver.** Extension of the time for payment or modification of amortization of the sums secured by this Mortgage granted by Lender to any successor in interest of Borrower shall not operate to release, in any manner, the liability of the original Borrower and Borrower's successors in interest. Lender shall not be required to commence proceedings against such successor or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Mortgage by reason of any demand made by the original Borrower and Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy.

**11. Successors and Assigns Bound; Joint and Several Liability; Co-signers.** The covenants and agreements herein contained shall bind, and the rights hereunder shall inure to, the respective successors and assigns of Lender and Borrower, subject to the provisions of paragraph 16 hereof. All covenants and agreements of Borrower shall be joint and several. Any Borrower who co-signs this Mortgage, but does not execute the Note, (a) is co-signing this Mortgage only to mortgage, grant and convey that Borrower's interest in the Property to Lender under the terms of this Mortgage, (b) is not personally liable on the Note or under this Mortgage, and (c) agrees that Lender and any other Borrower hereunder may agree to extend, modify, forbear, or make any other accommodations with regard to the terms of this Mortgage or the Note without that Borrower's consent and without releasing that Borrower or modifying this Mortgage as to that Borrower's interest in the Property.

**12. Notice.** Except for any notice required under applicable law to be given in another manner, (a) any notice to Borrower provided for in this Mortgage shall be given by delivering it or by mailing such notice by certified mail addressed to Borrower at the Property Address or at such other address as Borrower may designate by notice to Lender as provided herein, and (b) any notice to Lender shall be given by certified mail to Lender's address stated herein or to such other address as Lender may designate by notice to Borrower as provided herein. Any notice provided for in this Mortgage shall be deemed to have been given to Borrower or Lender when given in the manner designated herein.

**13. Governing Law; Severability.** The state and local laws applicable to this Mortgage shall be the laws of the jurisdiction in which the Property is located. The foregoing sentence shall not limit the applicability of federal law to this Mortgage. In the event that any provision or clause of this Mortgage or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Mortgage or the Note which can be given effect without the conflicting provision, and to this end the provisions of this Mortgage and the Note are declared to be severable. As used herein, "costs," "expenses" and "attorneys' fees" include all sums to the extent not prohibited by applicable law or limited herein.

**14. Borrower's Copy.** Borrower shall be furnished a conformed copy of the Note and of this Mortgage at the time of execution or after recordation hereof.

**15. Rehabilitation Loan Agreement.** Borrower shall fulfill all of Borrower's obligations under any home rehabilitation, improvement, repair, or other loan agreement which Borrower enters into with Lender. Lender, at Lender's option, may require Borrower to execute and deliver to Lender, in a form acceptable to Lender, an assignment of any rights, claims or defenses which Borrower may have against parties who supply labor, materials or services in connection with improvements made to the Property.

**16. Transfer of the Property or a Beneficial Interest in Borrower.** If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Mortgage. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Mortgage.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Mortgage. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Mortgage without further notice or demand on Borrower.



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LOAN #: 22036914

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

**17. Acceleration; Remedies.** Except as provided in paragraph 16 hereof, upon Borrower's breach of any covenant or agreement of Borrower in this Mortgage, including the covenants to pay when due any sums secured by this Mortgage, Lender prior to acceleration shall give notice to Borrower as provided in paragraph 12 hereof specifying: (1) the breach; (2) the action required to cure such breach; (3) a date, not less than 30 days from the date the notice is mailed to Borrower, by which such breach must be cured; and (4) that failure to cure such breach on or before the date specified in the notice may result in acceleration of the sums secured by this Mortgage, 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 nonexistence of a default or any other defense of Borrower to acceleration and foreclosure. If the breach is not cured on or before the date specified in the notice, Lender, at Lender's option, may declare all of the sums secured by this Mortgage to be immediately due and payable without further demand and may foreclose this Mortgage by judicial proceeding. Lender shall be entitled to collect in such proceeding all expenses of foreclosure, including, but not limited to, reasonable attorneys' fees and costs of documentary evidence, abstracts and title reports.

**18. Borrower's Right to Reinstate.** Notwithstanding Lender's acceleration of the sums secured by this Mortgage due to Borrower's breach, Borrower shall have the right to have any proceedings begun by Lender to enforce this Mortgage discontinued at any time prior to entry of a judgment enforcing this Mortgage if: (a) Borrower pays Lender all sums which would be then due under this Mortgage and the Note had no acceleration occurred; (b) Borrower cures all breaches of any other covenants or agreements of Borrower contained in this Mortgage; (c) Borrower pays all reasonable expenses incurred by Lender in enforcing the covenants and agreements of Borrower contained in this Mortgage, and in enforcing Lender's remedies as provided in paragraph 17 hereof, including, but not limited to, reasonable attorneys' fees; and (d) Borrower takes such action as Lender may reasonably require to assure that the lien of this Mortgage, Lender's interest in the Property and Borrower's obligation to pay the sums secured by this Mortgage shall continue unimpaired. Upon such payment and cure by Borrower, this Mortgage and the obligations secured hereby shall remain in full force and effect as if no acceleration had occurred.

**19. Assignment of Rents; Appointment of Receiver.** As additional security hereunder, Borrower hereby assigns to Lender the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 17 hereof or abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

Upon acceleration under paragraph 17 hereof or abandonment of the Property, Lender shall be entitled to have a receiver appointed by a court to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. All rents collected by the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorneys' fees, and then to the sums secured by this Mortgage. The receiver shall be liable to account only for those rents actually received.

**20. Release.** Upon payment of all sums secured by this Mortgage, Lender shall release this Mortgage without charge to Borrower. Borrower shall pay all costs of recordation, if any.

**21. Waiver of Homestead.** Borrower hereby waives all right of homestead exemption in the Property.

**22. Riders.** All Riders to this document are executed by Borrower. The following Riders are to be executed by the Borrower [check box as applicable]:

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider              | <input type="checkbox"/> Second Home Rider             |
| <input type="checkbox"/> Balloon Rider         | <input type="checkbox"/> Planned Unit Development Rider | <input checked="" type="checkbox"/> Other(s) [specify] |
| <input type="checkbox"/> 1-4 Family Rider      | <input type="checkbox"/> Biweekly Payment Rider         | <input type="checkbox"/> Set Aside Rider               |

**REQUEST FOR NOTICE OF DEFAULT  
AND FORECLOSURE UNDER SUPERIOR  
MORTGAGES OR DEEDS OF TRUST**

Borrower and Lender request the holder of any mortgage, deed of trust or other encumbrance with a lien which has priority over this Mortgage to give Notice to Lender, at Lender's address set forth on page one of this Mortgage, of any default under the superior encumbrance and of any sale or other foreclosure action.



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LOAN #: 22036914

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

Juan-Antonio Maldonado Anaya 5-23-22 (Seal)  
JUAN ANTONIO MALDONADO ANAYA DATE

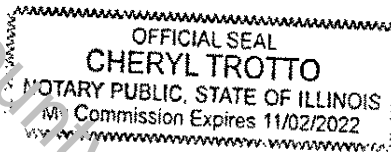
Maria Belen Garcia 5-23-22 (Seal)  
MARIA BELEN GARCIA DATE

State of IL  
County of COOK

This instrument was acknowledged before me on 5/23/2022 (date) by JUAN ANTONIO MALDONADO ANAYA AND MARIA BELEN GARCIA (name of person/s).

(Seal)

Cheryl Trotto  
Signature of Notary Public



Lender: Self-Help Federal Credit Union  
NMLS ID: 462211  
Loan Originator: Jaime Hernandez  
NMLS ID: 938229

"Federal Home Loan Bank of Atlanta Affordable Housing Program Set-Aside Program Retention Mechanism Requirements. The Rider to Security Instrument - Federal Home Loan Bank of Atlanta Affordable Housing Program Set-Aside Program Retention Agreement ("Rider") is attached hereto and by this reference made a part hereof. The provisions set forth in the Rider shall supersede any conflicting provisions contained in this agreement, but only to the extent of such inconsistency."

MBG  
Initials: J.A.M.A  
ILLSECDE 1221  
ILLSECDE (CLS)  
05/20/2022 08:53 AM PST



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LOAN #: 22036914

## RIDER TO SECURITY INSTRUMENT –

### FEDERAL HOME LOAN BANK OF ATLANTA AHP HOMEOWNERSHIP SET-ASIDE PROGRAM RETENTION AGREEMENT

This Rider to Security Instrument – Federal Home Loan Bank of Atlanta AHP Homeownership Set-Aside Program, Retention Agreement (this “Rider”) is attached to and made part of the foregoing Security Instrument or similar security instrument (“Security Instrument”). In this Rider, the beneficiary of the Security Instrument is referred to as the “Lender” and the issuer or grantor under the Security Instrument is referred to as the “Borrower.” This Rider is a form of “retention agreement” referred to below.

#### I. RECITALS:

- A. Whereas**, the Federal Housing Finance Agency (“Finance Agency”) is required to cause each Federal Home Loan Bank to establish an affordable housing program (“AHP”), including one or more Homeownership Set-aside Program products (“Set-Aside”), to assist members of each Federal Home Loan Bank to finance affordable housing for very low-, low-, or moderate-income households.
- B. Whereas**, the Bank has also established an Affordable Housing Program Implementation Plan (as the same may be modified from time to time, the “Implementation Plan”), and AHP policies, procedures, guidelines, and instructions covering, among other things, funding, monitoring and modifying Set-Aside Assisted Units (defined below) participating in the Bank’s Homeownership Set-Aside programs (together with the Implementation Plan, collectively, as the same may be modified from time to time, the “Bank’s AHP Policies and Procedures”; and together with the AHP Regulations, collectively, the “AHP Requirements”).
- C. Whereas**, Lender, a member of FHLBank Atlanta, submitted an application to FHLBank Atlanta (the “Set-Aside Application”) for Set-Aside Subsidy (defined below) in connection with the purchase of a housing unit located on the real property described in the Security Instrument (the “Set-Aside Assisted Unit”).
- D. Whereas**, pursuant to applicable regulations (including, without limitation, those contained in 12 CFR Part 1291) promulgated by the Finance Agency (the “AHP Regulation”), members of each Federal Home Loan Bank are required to provide for the repayment of any Set-Aside Subsidy in the case of a sale or refinancing during the Retention Period (defined below).
- E. Whereas**, in connection with the Project, the Borrower entered into a Note secured by a Security Instrument covering the real property being purchased.
- F. Whereas**, Lender has disbursed or agreed to disburse the Set-Aside Subsidy to Borrower in connection with the purchase of the Set-Aside Assisted Unit, and





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**LOAN #: 22036914**

in connection with the Set-Aside Subsidy, Borrower has executed the Security Instrument, which includes this Rider.

**G. Whereas**, the Parties desire to set forth those circumstances under which Lender shall be entitled to the repayment by Borrower of the Set-Aside Subsidy.

By signing the Security Instrument, Borrower hereby agrees as follows:

**1. Project Information**

Name of the Borrower	JUAN ANTONIO MALDONADO ANAYA AND MARIA BELEN GARCIA
Address of the Set-Aside Assisted Unit	2226 W MARQUETTE ROAD CHICAGO, IL 60636
AHP Project Number	1620
Amount of Set-Aside Subsidy	\$7,500.00

**2. Set-Aside Subsidy.** The secured obligation described in and secured by the Security Instrument represents the "Set-Aside Subsidy" used or to be used in connection with the purchase of the Set-Aside Assisted Unit.

**3. Definitions.** As used in this Rider, the following capitalized terms have the following meanings:

"Loan" means the advance of funds evidenced by the Note.

"Loan Documents" means the Note, the Security Instrument, and all other documents relating to or securing the Note, each as renewed, amended, modified, restated and extended from time to time.

"Note" means the promissory note secured by the Security Instrument.

"Retention Period" means five years from the date of Borrower's closing on the Set-Aside Assisted Unit. Borrower agrees to comply with the terms and conditions of this Rider during the Retention Period.



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**LOAN #: 22036914**

All other capitalized terms not otherwise defined herein or in the Security Instrument shall be as defined in the Set-Aside Requirements.

- 4. Notice Requirements.** Each of FHLBank Atlanta and the Lender is to be given notice of any sale, transfer or assignment of title or deed, or refinancing of the Set-Aside Assisted Unit occurring prior to the end of the Retention Period. Notices under this Rider shall be sent to the Lender at the address shown in the main body of the Security Instrument, and to FHLBank Atlanta at **1475 Peachtree Street, Atlanta, Georgia 30309, Attention: Community Investment Services.**
- 5. Sale or Refinancing of Set-Aside Assisted Unit during Retention Period.** In the case of a sale, transfer or assignment of title or deed, or refinancing of the Set-Aside Assisted Unit prior to the end of the Retention Period, an amount equal to a pro rata share of the Set-Aside subsidy, reduced for every month the Borrower has owned the Set-Aside Assisted Unit, shall be repaid to FHLBank Atlanta from any net proceeds realized upon the sale, transfer or assignment, or refinancing of the Set-Aside Assisted Unit unless:
- (A) The property was assisted with a permanent mortgage loan funded by an AHP subsidized advance;
  - (B) The subsequent purchaser, transferee, or assignee is a low- or moderate-income household, as determined by the Bank. The Bank or its designee shall determine the household's income using one or more proxies that are reliable indicators of the subsequent purchaser's income pursuant to applicable Finance Agency guidance, unless documentation demonstrating that household's actual income is available. The Bank and the Lender are not required to request or obtain such documentation, but must use it in lieu of a proxy if available;
  - (C) The amount of the AHP subsidy that would be required to be repaid in accordance with the calculation in paragraph (a)(7)(v) of Section 1291.15 of the AHP Regulations is \$2,500 or less; or
  - (D) Following a refinancing, the unit continues to be subject to a satisfactory and legally enforceable retention agreement or mechanism described in Section 1291.15(a)(7) of the AHP Regulations.
- 6. Termination of Agreement.** The obligation to repay the Set-Aside Subsidy shall terminate after any foreclosure, transfer by deed in lieu of foreclosure, assignment of a Federal Housing Administration first mortgage to the Department of Housing and Urban Development, or the death of the Borrower.
- 7. Receipt of Additional AHP Subsidy during Retention Period.** The Set-Aside Assisted Unit may not receive funds from multiple AHP Set-aside Product(s) offered by FHLBank Atlanta during the Retention Period.
- 8. Monitoring.** Borrower agrees to comply with all requests by Lender for information or documentation arising from Lender's obligations to obtain information from the Borrower under the Set-Aside Requirements.



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**LOAN #: 22036914**

**9. Joint and Several Obligations.** If more than one person is the Borrower of the Set-Aside Assisted Unit, their obligations under this Rider shall be joint and several, and references in this Agreement to "Borrower" shall be deemed to refer to each of such persons.

**10. Inconsistent Provisions.** The provisions of this Rider shall supersede any conflicting provision contained in the Security Instrument, but only to the extent of such inconsistency. No provision herein shall impair any obligation of Borrower under the Set-Aside Requirements.

Borrower.

Property of Cook County Clerk's Office

FHLBank Atlanta Set-Aside Rider  
12/14/2021  
ICE Mortgage Technology, Inc.

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MBS  
Initials: *J.P.M.P.*  
10876FLRD 0422  
10876FLRD (CLS)  
05/20/2022 08:54 AM PST



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LOAN #: 22036914

Juan Antonio Maldonado Anaya 5-23-22 (Seal)  
JUAN ANTONIO MALDONADO ANAYA DATE

Maria Belen Garcia 5-23-22 (Seal)  
MARIA BELEN GARCIA DATE

Property of Cook County Clerk's Office

FHLBank Atlanta Set-Aside Rider  
12/14/2021  
ICE Mortgage Technology, Inc.

MBG  
Initials: J.A.M.P.  
10876FLRD 0422  
10876FLRD (CLS)  
05/20/2022 08:54 AM PST



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## LEGAL DESCRIPTION

LOT 2 IN THE RESUBDIVISION OF THE SOUTH 1 FOOT OF LOTS 19 AND 30 AND ALL OF LOTS 20 TO 29 INCLUSIVE AND VACATED ALLEY LYING BETWEEN LOTS 21 TO 28 INCLUSIVE AND BETWEEN THE SOUTH 10 FEET OF LOTS 20 AND 29 ALL IN THE RESUBDIVISION OF BLOCK 51 SOUTH LYNNE, BEING VAIL'S SUBDIVISION OF THE NORTH 1/2 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address commonly known as:  
2226 W Marquette Rd  
Chicago, IL 60636

PIN#: 20-19-125-042-0000

Property of Cook County Clerk's Office