

# UNOFFICIAL COPY

Doc#. 2225706382 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/14/2022 12:58 PM Pg: 1 of 4

## SCRIVENER'S AFFIDAVIT

Prepared by

Karen Popke- ATA National Title Group

85 W Algonquin Rd, Suite 120

Arlington Heights IL 60005

### Property Identification Number:

20-34-117-036-0000

Commonly known as:

9735 S Indiana Ave Chicago, IL 60628

### Document Number to Correct:

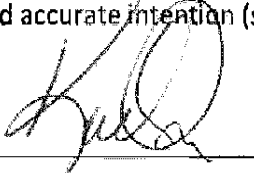
2132004437

I, Karen S Popke, the affiant and preparer of this Scrivener's Affidavit, whose relationship to the above

Referenced document number is: closing title company, do hereby swear and affirm that Document

Number: 2132004437, included the following mistake: The IHDA Rider did not get recorded with the mortgage which is hereby corrected as follows: IHDA Rider attached.

Finally, I Karen S Popke, the affiant, do hereby swear to the above correction, and believe it to be the true and accurate intention (s) of the parties who drafted and recorded the referenced document.



Affiant

State of Illinois

County of Cook

I, EM Stachyra, a Notary Public for the above-referenced jurisdiction do hereby swear and affirm that the above-referenced affiant did appear before me on the below indicated date and affix her/his signature or marking to the foregoing Scrivener's Affidavit after providing me with a government issued identification, and appearing to be of sound mind and free from any undue coercion or influence

Notary Public

Date: 12 September 2022



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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

Ashley E Suggs

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

(THE "MORTGAGOR(S)")

AND

Guaranteed Rate, Inc.

\_\_\_\_\_

(THE "LENDER")

The Mortgagor is executing simultaneously herewith that certain mortgage, dated

11/12/2021

\_\_\_\_\_

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

Guaranteed Rate, Inc.

\_\_\_\_\_

(The "LENDER")

in the amount of \$ 168,150 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

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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)

*Ashley E Suggs*  
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 Ashley E Suggs  
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ILLINOIS HOUSING  
 DEVELOPMENT AUTHORITY

HO-008.2

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File No : 21805564-IL

## EXHIBIT A

The land is situated in the County of Cook, State of Illinois, as follows:

LOT 29 IN BLOCK 14 IN SECOND ROSELAND HEIGHTS SUBDIVISION OF THE EAST 2/3 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS.

Commonly Known As: 9735 S. Indiana Avenue, Chicago, IL 60628

Parcel Identification Number: 25-10-115-011-0000

**ATA NATIONAL TITLE GROUP, LLC**  
175 E. Hawthorn Pkwy., Suite 135  
Vernon Hills, IL 60061  
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