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Doc#: 2227725001 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/04/2022 09:11 AM Pg: 1 of 4

Real Estate Retention Agreement FMB Grant

Borrower(s): Salamatu T Moro-Husaine
First Mortgage Loan Number: 883377

For and in consideration of receiving First Merchants Bank grant funds in an amount not to exceed **\$5,000.00** under the First Merchants Bank Grant Program, with respect to that certain real property located at 15325 Martin Luther King, Jr Dr, Unit 10, Dolton, IL which is more fully described as follows and made a part hereof:

See Attached Exhibit A

Borrower(s) hereby agree that they shall maintain ownership and reside in this property as their primary residence for a period of five (5) years ("Retention Period") from the date of the closing and further agrees with First Merchants Bank that:

- I. First Merchants Bank, whose mailing address is 200 E. Jackson, Muncie, IN 47305, is to be given immediate written notice of any sale or refinancing of this property occurring prior to the end of the Retention Period;
- II. In the case of a sale prior to the end of the Retention Period (including transfer or assignment of the title or deed to another owner, subject to certain exceptions outlined herein), an amount calculated by First Merchants Bank shall be repaid to First Merchants Bank from any net gain or loss realized upon the sale of the property. The prescribed calculation for repayment is equal to the amount of the closing cost grant provided for this property, reduced by 20% for every full year the Borrower/Seller occupied the unit.
- III. In the case of any refinancing prior to the end of the Retention Period, an amount calculated by First Merchants Bank shall be repaid to First Merchants Bank from any net gain or loss realized upon the refinance of the property. The prescribed calculation for repayment is equal to the amount of the closing cost grant provided for this property, reduced by 20% for every full year the Borrower/Seller occupied the unit. First Merchants Bank is under no obligation to subordinate this Retention Agreement.

FIDELITY NATIONAL TITLE

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IV. In the case of a foreclosure, deed-in-lieu, or assignment of the first mortgage, the obligation to repay the closing cost grant shall terminate upon final settlement or disposition, once such action is completed. Otherwise, the covenants contained herein shall continue until released by First Merchants Bank in writing or the expiration of the Retention Period, whichever should first occur.

Borrower acknowledges that First Merchants Bank may request additional documentation to assist with finalizing any property disposition that occurs during the Retention Period.

IN WITNESS WHEREOF, the Borrower(s) have executed this Agreement as of this 30th day of September, 2022

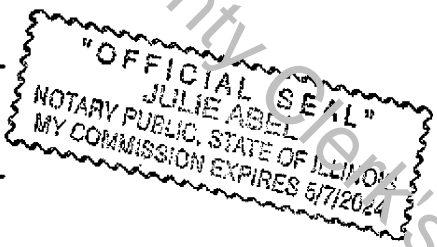
[Signature] 9/30/22
Borrower Name Co Borrower Name

State of: IL

County of: Cook

Before me, a Notary Public in and for said county, personally appeared Salamatu T Moro-Husaine and acknowledged the foregoing instrument this 30th day of September, 2022

[Signature]
Notary Public
Julie Abel
Printed Name



This Instrument prepared by: Karen Cummings

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in the document, unless required by law. Karen Cummings

Upon Recording Return to: First Merchants Bank
[Signature] Attn: Mortgage Post Closing
Prepared by 9301 Innovation Drive, Ste 280
Daleville, IN 47334



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Exhibit A

Inset Legal Description Here

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EXHIBIT A

Order No.: CH22018856

For APN/Parcel ID(s): 29-10-423-041-1010

For Tax Map ID(s): 29-10-423-041-1010

UNIT 10 AS DELINEATED ON PLAT OF SURVEY OF LOT 9 (EXCEPT THE NORTH 7 FEET THEREOF) AND ALL OF LOTS 10 TO 17, BOTH INCLUSIVE IN BLOCK 10 IN CALUMET CENTER GARDENS FIRST ADDITION, BEING A SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF THE SOUTH EAST OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE EAST LINE OF THE WEST 80 RODS THEREOF, AND THAT PART OF LOTS LAND 8 IN THE SUBDIVISION OF PART OF LOTS 4, 5 AND 6 IN VANVUUREN'S SUBDIVISION LYING EAST OF THE EAST LINE OF SAID WEST 80 RODS, AS SHOWN ON THE PLAT THEREOF RECORDED JULY 27, 1929 AS DOCUMENT NUMBER 10439573 IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 10, 1972 AS DOCUMENT 21897146 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Cook County Clerk's Office