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Illinois Anti-Predatory Lending Database Program

Certificate of Exemption.



Report Mortgage Fraud  
844-768-1713



\*2228549022\*

Doc# 2228549022 Fee \$64.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/12/2022 11:52 AM PG: 1 OF 5

The property identified as: PIN: 13-30-102-030-0000

Address:

Street: 3112 n nordica ave

Street line 2:

City: chicago

State: IL

ZIP Code: 60634

Lender: The Huntington National Bank

Borrower: Nadia Escobar

Loan / Mortgage Amount: \$186,753.26

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.

S N  
P 5  
S 1  
M Y  
SC Y  
E Y  
INT 200

Certificate number: D725DD44-7B4A-455A-8FEC-8C90DD9EAA71

Execution date: 7/1/2022

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## PARTIAL CLAIM MORTGAGE

**Loan No.** 0070707260 **Instrument No.** 1936408098  
**FHA Case No.** 138-0413984 **Liber/Vol./Book:** \_\_\_\_\_  
**MIN:** 100115600005306193 **Page:** \_\_\_\_\_  
**Pin#** 13-30-102-030-0000

"I affirm under penalties of perjury, that I have taken reasonable care to redact each social security number in this document unless required by law." **SHAWNA KING**

THIS SUBORDINATE MORTGAGE ("Security Instrument") is given on **07/13/2022**

The Mortgagor is

**NADIA ESCOBAR and MARCO ESCOBAR**

("Borrowers") 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

**Seventy Five Thousand Nine Hundred Seventy Two Dollars and Thirty Seven Cents**

(U.S. \$75,972.37 ). 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 **07/01/2052** . 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 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** : which has the address of **3112 N. NORDICA AVE., CHICAGO, IL 60634**

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 agree as follows:

**1. Payment of Principal.** Borrower shall pay when due the principal of the debt evidenced by the Note

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**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 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 10410 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.** 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 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.

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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.

Nadia Escobar  
Borrower- NADIA ESCOBAR

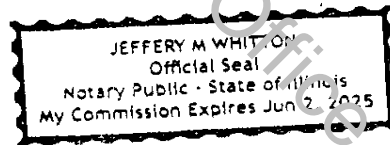
Marco Escobar  
Borrower- MARCO ESCOBAR

STATE OF ILLINOIS  
COUNTY OF COOK, ss.

On the 29 day of AUGUST, 2022 before me personally appeared  
**NADIA ESCOBAR and MARCO ESCOBAR**

to me known and known by me to be the party (or parties) executing the foregoing instrument, and (he or she) they acknowledged said instrument, by (his or her) their execution of said instrument to be their free act and deed.

Jeffery M. Whitton  
Notary Public



This document was prepared by  
**SHAWNA KING**  
NMLS ID: **1826018**  
for Huntington National Bank  
5555 Cleveland Avenue  
Columbus, OH 43231

AFTER RECORDING RETURN TO:  
Huntington National Bank  
Attn: Sabrina L Rucker, GW2W46  
5555 Cleveland Avenue  
Columbus, OH 43231

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**LEGAL DESCRIPTION:**

LOT 28 IN BLOCK 1 IN WAGNER AND KIRSCHNER'S BELMONT TERRACE SUBDIVISION OF THE WEST HALF OF THE NORTH WEST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PROPERTY ADDRESS:**

3112 North Nordica Avenue, Chicago, IL 60634

**PERMANENT INDEX NUMBER:**

13-30-102-030-0000

Property of Cook County Clerk's Office