

# UNOFFICIAL COPY

Doc#: 2409225035 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 4/1/2024 12:20 PM Pg: 1 of 4

FHA Case Number 1381838855703

## SUBORDINATE MORTGAGE

THIS SUBORDINATE MORTGAGE ("Security Instrument") is given on **13th DAY OF MARCH, 2024**. The Mortgagor is **ANDREW F TOMAZIN AND MELISSA A TOMAZIN, HUSBAND AND WIFE AND JOHN A TOMAZIN AND EDITH A TOMAZIN, SIGNING FOR THE SOLE PURPOSE OF WAIVING HOMESTEAD RIGHTS HUSBAND AND WIFE, AS JOINT TENANTS** whose address is **1716S GREEN MEADOWS BLVD, STREAMWOOD, ILLINOIS 60107** ("Borrower").

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 has agreed to repay to Lender, the lessee of U.S. \$15,342.77 or as much of that sum as may be disbursed for the benefit of Borrower(s) by Lender. 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 **NOVEMBER 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 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, ILLINOIS**:

### SEE ATTACHED LEGAL/LEGAL DISCRIPTION

which has the address of **1716 S GREEN MEADOWS BLVD  
STREAMWOOD, ILLINOIS 60107**

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 or 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.

Borrower and Lender covenant agree as follows:

#### UNIFORM COVENANTS.

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

# UNOFFICIAL COPY

**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.

# UNOFFICIAL COPY

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.

Andrew Tomazin  
ANDREW F TOMAZIN - BORROWER

John A. Tomazina  
JOHN A TOMAZIN - CO-BORROWER

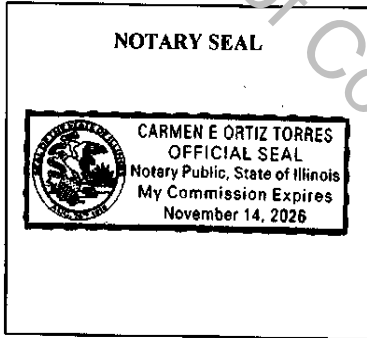
Melissa Tomazini  
MELISSA A TOMAZIN-CO-MORTGAGOR

Edith A Tomazini  
EDITH A TOMAZIN-CO-MORTGAGOR

State of ILLINOIS  
County of COOK )

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of March, 2024.

By: ANDREW F TOMAZIN AND MELISSA A TOMAZIN, HUSBAND AND WIFE JOHN A TOMAZIN AND EDITH A TOMAZIN, SIGNING TO WAIVE HOMESTEAD RIGHTS, AS JOINT TENANTS



Carmen E Ortiz Torres  
NOTARY SIGNATURE  
CARMEN E ORTIZ TORRES  
(Print Name)

Notary Public, ILLINOIS County, COOK

My Commission Expires: 11/14/2026

If acting in a county other than county of commission, acting in the County of: COOK

Prepared by:  
Mark Mendel  
Union Home Mortgage Corp.  
5942 RENAISSANCE PL.  
TOLEDO, OH 43623  
(800) 441-3456 phone

Return to:  
Mark Mendel  
Union Home Mortgage Corp.  
5942 RENAISSANCE PL.  
TOLEDO, OH 43623  
(800) 441-3456 phone

COOK COUNTY CLERK'S OFFICE

# UNOFFICIAL COPY

**EXHIBIT "A"**

**LOT 71 IN GREEN MEADOWS SUBDIVISION UNIT 3, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**APN #: 06-13-304-010-0000**

Property of Cook County Clerk's Office