

Illinois Anti-Predatory  
Lending Database  
Program

Doc#: 2412924096 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 5/8/2024 10:07 AM Pg: 1 of 6

Certificate of Exemption



Report Mortgage Fraud  
844-768-1713

The property identified as: PIN: 28-16-405-038-0000

Address:

Street: 5029 156TH ST

Street line 2:

City: Oak Forest

State: IL

ZIP Code: 60452

Lender: Secretary of Housing and Urban Development

Borrower: JAMES M NAYMAN AKA JAMES MATTHEW NAYMAN

Loan / Mortgage Amount: \$14,943.45

This property is located within the program area and is exempt from the requirements of 765 ILCS 77/70 et seq. because it is government property.

Certificate number: F64E4DBE-CF2D-408A-BE77-0043C0C89893

Execution date: 4/29/2024

# UNOFFICIAL COPY

Recording Requested By/Return To:  
**NATIONSTAR MORTGAGE LLC**  
**D/B/A MR. COOPER**  
**999 TECH ROW, #200**  
**MADISON HEIGHTS, MICHIGAN**  
**48071**

This Instrument Prepared By:  
**NATIONSTAR MORTGAGE LLC**  
**8950 CYPRESS WATERS BLVD.**  
**COPPELL, TX 75019**

----- [Space Above This Line For Recording Data] -----

## PARTIAL CLAIM MORTGAGE

FHA Case Number 138-1312541703

**Property Address: 5029 156TH ST, OAK FOREST, ILLINOIS 60452**

THIS SUBORDINATE MORTGAGE ("Security Instrument") is given on the date of execution. The Mortgagor is JAMES M NAYMAN AKA JAMES MATTHEW NAYMAN, whose address is 5029 156TH ST, OAK FOREST, ILLINOIS 60452 ("Borrower"). This Security Instrument is given to the Secretary of Housing and Urban Development, and whose address is 451 7th Street S.W., Washington, DC 20410 ("Lender"). Borrower owes Lender the principal sum of FOURTEEN THOUSAND NINE HUNDRED FORTY-THREE AND 45/100THS Dollars (U.S. \$14,943.45).

**Notwithstanding the foregoing or any other provisions contained herein, if personal liability with respect to any amounts payable under the primary Note has been discharged in bankruptcy, Borrower and Lender understand and agree that nothing contained herein with respect to any amounts payable under this Note, shall be construed to impose personal liability to repay any such obligation in violation of such discharge. Borrower and Lender further understand and agree that to the extent that such personal liability with respect to any amounts payable under the primary Note has been discharged in bankruptcy, Borrower is entering into this Note voluntarily for the benefits to be obtained thereby and not as an affirmation of the debt evidenced by the primary Note, and that this Note, or any actions taken by the Lender in relation to this Note, does not constitute a demand for payment or any attempt to collect any such previously discharged obligation.**



# UNOFFICIAL COPY

Loan Number 695951756

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 AUGUST 01, 2051.

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:

LEGAL DESCRIPTION:

THE WEST 1/2 OF THE EAST 100 FEET OF LOT 74 IN ARTHUR T. MCINTOSH AND COMPANIES FOREST RIDGE FARMS BEING A SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST 1/4 ALSO OF THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 LYING NORTHERLY OF THE NORTHWESTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILWAY COMPANY ALL IN SECTION 16, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN AND BEING IDENTICAL WITH LOTS 10, 15 AND 16 OF SCHOOL TRUSTEES SUBDIVISION OF SAID SECTION 16, IN COOK COUNTY, ILLINOIS. RECORDED IN INSTRUMENT NUMBER 2120307139

Tax Parcel No.:

28-16-405-038-0000

which has the address of 5029 156TH ST, OAK FOREST, ILLINOIS 60452 ("Property Address").

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.

91001215v24.1

Version 04\_15\_2024\_09\_21\_48

(page 2 of 5)



# UNOFFICIAL COPY

Loan Number 695951756

Borrower and Lender covenant and agree as follows:

## UNIFORM COVENANTS.

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

**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: U.S. Department of Housing and Urban Development, Attention: Single Family Notes Branch, 451 7th Street S.W., Washington, DC 20410 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



# UNOFFICIAL COPY

Loan Number 695951756

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. Remedies.

**(a) Notice of Default.** Lender will give a notice of default to Borrower following Borrower's breach of any covenant or agreement in this Security Instrument. The notice will specify, in addition to any information required by applicable law: (i) the default; (ii) the action required to cure the default; (iii) that failure to cure the default on or before the date specified in the notice may result in foreclosure by judicial proceeding and sale of the Property; and (iv) Borrower's right to deny in the foreclosure proceeding the existence of a default or to assert any other defense of Borrower to foreclosure.

**(b) Foreclosure; Expenses.** If the default is not cured on or before the date specified in the notice, Lender may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding or in accordance with paragraph 7(c). Lender will be entitled to collect all expenses incurred in pursuing its remedies, including, but not limited to: (i) reasonable attorneys' fees and costs; and (ii) other fees incurred to protect Lender's interest in the Property and/or rights under this Security Instrument.

**(c) Secretary's Remedies.** Notwithstanding the foregoing paragraph (a)-(b), 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 Note, the Secretary may invoke the nonjudicial 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 will deprive the Secretary of any rights otherwise available to a Lender under this section 7 or applicable law.

**8. Release.** Upon payment of all sums secured by this Security Instrument, Lender will release this Security Instrument. Borrower will pay any recordation costs associated with such release.



# UNOFFICIAL COPY

Loan Number 695951756

Lender may charge Borrower a fee for releasing this Security Instrument, but only if the fee is paid to a third party for services rendered and the charging of the fee is permitted under applicable law.

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

BY SIGNING BELOW, Borrower accepts and agrees to the terms contained in this Security Instrument and in any order(s) signed by Borrower and recorded with it.

[Signature] AKA [Signature] Date: 04/29/24  
Borrower - JAMES M NAYMAN AKA JAMES MATTHEW NAYMAN

State of ILLINOIS

County of Cook  
Enter County Here

This instrument was acknowledged before me on 4/29  
2024 by JAMES M NAYMAN AKA JAMES MATTHEW NAYMAN.

[Signature]  
Signature of Notary Public

(SEAL)

My Commission expires. 12/15/2025

