EXHIBIT L

SECOND LIEN REAL ESTATE MORTGAGE



When Recorded Mail To: CasBanc Mortgage, Inc.

1315 W. 22nd St. Ste. 100

Oak Brook, Illinois 60523

99939778

8148/0146 10 001 Page 1 of 5 1999-10-05 12:08:11

Cook County Recorder

29.80

Space above this line reserved for Recorder's Use only

Know all men by these presents:

That AURELIO'S VILLA AND ELIZABETH VILLA

hereinafter called Mortgagor, wherein one or more, has mortgaged, and hereby mortgages and warrants, to The Illinois Development Finance Authority, hereinafter called Mortgagee, whether one or more, the following described real estate and premises situated in the Program Area, as defined in the Origination and Servicing Agreement by and among the Authority, the Servicer and the various Lenders, towit:

5651 W. EDDY ST., CHICAGO. IL 60634

(include P.I. number, addiese of property and legal description)

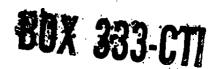
PIN# 13-20-407-003-0000

SEE ATTACHED LEGAL DESCRIPTION

with all the improvements hereon and appurtenances thereunto belonging; and warrant the title to the same, subject to a prior lien evidenced by a first mortgage from the Mortgagor to be executed contemporaneously herewith. Mortgage and Mortgagor acknowledge and agree that this Mortgage is subject and subordinate in all respects to the liens, terms, covenants and conditions of the first Mortgage and to all advances heretofore made or which may hereafter be made pursuant to the first Mortgage including all sums advanced for the purpose of (a) protecting or further securing the lien of the first Mortgage, curing defaults by the Mortgagor under the first Mortgage or for any other purpose expressly permitted by the first Mortgage or (b) constructing, renovating, repairing, furnishing, fixturing or equipping the Property. The terms and provisions of the first Mortgage are paramount and controlling, and they supersede any other terms and provisions hereof in conflict therewith. In the event of a foreclosure or deed in lieu of foreclosure of the first Mortgage, any provisions herein or any provisions in any other call recal agreement restricting the use of the Property to low or moderate income households or otherwise restricting the Mortgagor's ability to sell the Property shall have no effect on subsequent owners or purchasers of the Property. Any person, including his successors or assigns (other than the Mortgagor or a related entity of the Mortgagor), receiving title to the Property through a foreclosure or deed in lieu of foreclosure of the first Mortgage shall receive title to the Property free and clear from such restrictions.

This Mortgage is given to secure the payment of the principal sum of \$6953.48, bearing interest at the rate of 0% per annum, according to the terms of a certain Second Lien Real Estate Note of even date herewith, signed by the Mortgagor, the payment thereon being due on or before the 1ST day of OCTOBER, as provided by the Second Lien Real Estate Note.

The Note secured by this Mortgage has a nominal maturity of 10 years, but will be forgiven to the extent of twenty percent (20%) of the original principal amount on the fifth anniversary of the Mortgage Loan closing date; an additional twenty percent (20%) of the original principal amount on the sixth anniversary of the Mortgage Loan closing date; twenty percent (20%) of the original principal amount on the seventh anniversary of Mortgage Loan



LEGAL DESCRIPTION OF PROPERTY

Borrower Name: AURELIO S. VILLA Property Address: 5651 W. EDDY ST.

CHICAGO, IL 60634

Loan Number:99160384 Date: September 29, 1999

Property Description:

LOT 26 IN BLOCK 2 IN BRITIGAN'S RESUBDIVISION OF LOTS 1 TO 7, 10 TO 22, AND 25 IN BLOCK 1 LOTS 1 2.5 TO 35, IN BLOCK 2, LOTS 3 TO 7, 10 TO 28, 31 TO 35, IN BLOCK 3 IN BLASE AND HANSEN'S ADDITION TO CHICAGO IN THE SOUTH EAST 1/4 OF SECTION 20, TOWNSHIP STU COUNTY CLERK'S OFFICE 40 NORTH, RANGE 13. EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL ID #13-20-407-003-0000 VMP MORTGAGE FORMS - (800)521-7291

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closing date; and twenty percent (20%) of the original principal amount on the eighth (8th) anniversary of the Mortgage Loan closing date. This Mortgage will be fully forgiven on the tenth (10th) anniversary of the Mortgage Loan closing date. Unless the obligations under the Note are assumed by a transferee of the residence qualified in the opinion of the Servicer of the Mortgage Loan to assume such obligations, the Note and Mortgage securing the property will be accelerated at the then principal balance if the Mortgagor sells or voluntarily refinances the first mortgage note within ten years of the Mortgage Loan closing date.

In the event the Mortgagor defaults in the payment of said indebtedness, or fails to perform the other covenants and agreements hereof, the Mortgagee may foreclose this Mortgage, as provided by law; and as often as any proceedings may be taken to foreclose this Mortgage, the Mortgagor agrees to pay to the Mortgagee a sum equal to ten percent (10%) of the amount due as attorney's fees, in addition to other sums due, which shall be a further lien secured hereby. Upon the due payment of said indebtedness and the performance of other covenants and agreements hereof by the Mortgagor, this Mortgage shall become null and void.

The Mortgagor, in event of a foreclosure hereunder, hereby waives appraisement of said premises, or not, at the option of the Mortgagee. Mortgagee will give the senior lien holder written notice of default and prior written notice of acceleration under to be Mortgage.

Mortgagee's rights to collect and apply any insurance proceeds hereunder shall be subject and subordinate to the rights of the senior lien holder to collect and apply such proceeds in accordance with the first Mortgage.

Please be advised that the forgiveners of all or a portion of the Down Payment Assistance to the Mortgagor may constitute taxable income to the Mortgagor which should be included as such on the Mortgagor's income tax returns. Mortgagors should consult their tax advisor as to the tax treatment of such forgiveness.

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Signed and Delivered this29_ day o	Lunch Onthe AURELOSS. VILLES VILLES Mills
	ELIZABEGH VILLA
	LLIZADEMI VIELA
STATE OF ILLINOIS)	C _A
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COUNTY OF (DU)	1,0
Refore me, the undersigned a Notary	Public, in and for said County and State, on the 29 day of
	ne known to be the identical person who enacted the within and
foregoing instrument and acknowledged to m	the that <u>tey</u> executed the same as the free and
voluntary act and deed for the uses and purposes	
to the design of the design of the design of the perpendicular to the design of the de	The second section is
Given under my hand and coal the day	and year last above written
Given under my hand and seal the day	and year last above written.
	July War
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"OFFICIAL SEAL"
JUDITH WOODS,
Notary Public, State of Allignois
My Commission Expires 10/7/01

EXHIBIT G

ILLINOIS DEVELOPMENT FINANCE AUTHORITY
TAXABLE SINGLE FAMILY MORTGAGE REVENUE BONDS
(FRESH RATETM MORTGAGE REVENUE BOND PROGRAM), SERIES 1998B

LOAN CLOSING CERTIFICATE OF LENDER

99160384

Loan Numbers

Boar Namour.
Lender:CASBANC MORTGAGE, INC.
Mortgagor(s)/Assumptor(s). AURELIO S. VILLA AND ELIZABETH VILLA
Date of Closing (Assumption): SEPTEMBER 29, 1999
Loan Amount: \$ 173,837.00
The undersigned acting as a duly elected officer of and on behalf of the Lender indicated above, hereby certifies and warrants the following:
1. The Lender has closed a Mortgage Loan (or Assumption) and related Second
Lien Real Estate Note to the eligible Mortgagor or the date, in the amount, and for the property
indicated above.
2. The cash down payment and closing costs have been provided by or on the behalf

- of the Mortgagor in accordance with the Program guidelines and the Origination Agreement. The Lender has not provided any financing in the transaction except for the subject Mortgage Loan. The Lender has not advanced funds or solicited any such advance for the required payments of the Mortgage Loan.
- 3. The Lender has received a title insurance binder (or endors ment if required in the case of a Mortgage Loan Assumption) insuring title in the property and all premiums required to establish such insurance in full force and effect have been paid. The title insurance binder (or endorsement) complies with the requirements of the Origination Agreement and the Lender is not aware of any facts or circumstances which would affect the delivery of the final title insurance policy in accordance with time and form requirements of the Origination Agreement.
- 4. Except with respect to liens, defects, exceptions and encumbrances permitted by the Origination Agreement, the Lender has made all payment necessary to extinguish all liens shown on the title policy and has received and recorded all documents or instruments necessary to cure all defects and to cause the elimination of all exceptions shown on the title policy. (If required in the case of a mortgage loan assumption.)
- 5. The deed to the property, the Note and Mortgage on the Property, the Assignment of the Mortgage to the Servicer (if applicable), and all of the documents necessary for the transfer of title to the property to the Mortgagor (or Assumptor) for the granting (or

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Assumption) of a Note and Mortgage on the Property to the Lender and the assignment of such Note and Mortgage to the Servicer (if applicable) have been duly executed, acknowledged, received and recorded. The Lien securing the Mortgage Loan has been perfected by recording and has not been impermissibly satisfied, subordinated or impaired. The Mortgage Loan is not subject to any other pledge or assignment.

- of an Assumption) evidencing all hazard insurance, mortgage insurance, and flood insurance (when applicable) as required by the Origination Agreement and is not aware of any fact or circumstance which would affect the delivery of such insurance policies if not previously received in a timely manner and acceptable form. All premiums required to establish such insurance(s) in full force and effect have been paid.
- The Mortgage Loan (or Assumption) and Second Lien Real Estate Note have been originated in accordance with the Origination Agreement. The Lender has reviewed the Mortgagor's (or Assumptor's) application and Mortgagor's Affidavit and Certification for conformity with the provisions of the Origination Agreement. The Lender has with due diligence verified the information in the Mortgagor's Affidavit and Certification and determined such information to be true and correct. Information supplied by the Lender has been accurately supplied by the Mortgagor (3) Assumptor) or the Lender in connection with the Mortgage Loan (or Assumption) has been underwritten in accordance with the Origination Agreement and rudent lending practices.

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Authorized	Signature:	18 Ce	m	yn
Dats	SEPTEM	BER 29 ,	1999	
Name and	Title DEAN	IN SZYMAN	SKI	
	CLO	SER		
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