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Dallas, Texas 75244  
[City, State, Zip]

Prepared By:  
RUTH RUHL, P.C.  
2305 Ridge Road, Suite 106  
Rockwall, TX 75087

Freddie Mac Loan No.: 128102780  
Loan No.: 1969055585

THIS MODIFICATION IS TO BE EXECUTED IN DUPLICATE ORIGINALS.  
ONE ORIGINAL IS TO BE AFFIXED TO THE ORIGINAL NOTE AND  
ONE ORIGINAL IS TO BE RECORDED IN THE LAND RECORDS WHERE  
THE SECURITY INSTRUMENT IS RECORDED.

## LOAN MODIFICATION AGREEMENT

This Loan Modification Agreement ("Modification"), is effective June 1st, 2003, between Daniel Ramirez and Sarah J. Ramirez ("Borrower/Grantor") and Chase Mortgage Company ("Lender/Grantee"),

whose address is 3415 Vision Drive, Columbus, Ohio 43219 and amends and supplements (1) the Note (the "Note") made by the Borrower, dated March 17th, 2000, in the original principal sum of U.S. \$ 112,200.00, and (2) the Mortgage, Deed of Trust or Deed to Secure Debt (the "Security Instrument"), recorded on March 21st, 2000, in Book/Liber N/A, Page N/A, Instrument No. 00196662, Official Records of Cook County, Illinois. The Security Instrument, which was entered into as security for the performance of the Note, encumbers the real and personal property described in the Security Instrument (and defined in the Security Instrument as the "Property"), which is located at 1515 Grant, Schaumburg, Illinois 60193

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That real property is described as follows:

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO-WIT:

PARCEL 1: LOT 21 IN BLOCK 10 IN N.O. SHIVELY AND COMPANY'S ROSELLE HIGHLANDS, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 22 IN BLOCK 10 IN N.O. SHIVELY AND COMPANY'S ROSELLE HIGHLANDS, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

TAX ID NO.: 07-34-111-003 AND 07-34-111-004

The Borrower has requested that the Lender modify the terms of the Note and Security Instrument. The Lender has agreed to do so pursuant to the terms and conditions stated in this Modification. In consideration of the agreements made in this Modification, and other good and valuable consideration which the parties agree they have received, the Borrower and Lender agree to modify the terms of the Note and Security Instrument as follows. The Borrower and Lender agree that the provisions of this Modification supersede and replace any inconsistent provisions set forth in the Note and Security Instrument.

1. The Borrower represents that the Borrower  is,  is not, the occupant of the Property.

2. The Borrower acknowledges that interest has accrued but has not been paid and the Lender has incurred, paid or otherwise advanced taxes, insurance premiums and other expenses necessary to protect or enforce its interest in the Note and the Security Instrument, and that such interest, costs and expenses, in the total amount of \$ 15,774.98 , have been added to the indebtedness under the terms of the Note and Security Instrument. As of June 1st, 2003 , the amount, including such amounts which have been added to the indebtedness (if any), payable under the Note and Security Instrument (the "Unpaid Principal Balance") is U.S. \$ 125,994.12

3. The Borrower promises to pay the Unpaid Principal Balance, plus interest, to the order of the Lender, until the Unpaid Principal Balance has been paid. Interest will be charged on the Unpaid Principal Balance at the yearly rate of 8.375 % , beginning June 1st, 2003 . The Borrower promises to make monthly payments of principal and interest of U.S. \$ 984.16 , beginning on the 1st day of July, 2003 and continuing thereafter on the same day of each succeeding month. If on April 1st, 2030 , (the "Modified Maturity Date"), the Borrower still owes amounts under the Note and the Security Instrument, as amended by this Modification, the Borrower will pay these amounts in full on the Modified Maturity Date.

The Borrower will make such payments at Chase Manhattan Mortgage, 3415 Vision Drive, Columbus, Ohio 43219 or at such place as the Lender may require.

4. Except to the extent that they are modified by this Modification, the Borrower will comply with all of the covenants, agreements, and requirements of the Note and Security Instrument, including without limitation, the Borrower's covenants and agreements to make all payments of taxes, insurance premiums, assessments, escrow items, impounds, and all other payments that the Borrower is obligated to make under the Security Instrument.

5. Nothing in this Modification shall be understood or construed to be a satisfaction or release in whole or in part of the Note and Security Instrument. Except as otherwise specifically provided in this Modification, the Note and Security Instrument will remain unchanged and in full effect, and the Borrower and Lender will be bound by, and comply with, all of the terms and provisions thereof, as amended by this Modification.

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Loan No.: 1969055585

6. If one or more riders are executed by the Borrower and recorded together with this Modification, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Modification as if the rider(s) were a part of this Modification. [Check applicable box(es)]

- 1-4 Family Rider - Assignment of Rents
- Modification Due on Transfer Rider
- Bankruptcy Rider
- Other Rider

[To be signed by all Borrowers, endorsers, guarantors, sureties, and other parties signing the Note or Security Instrument].

5-31-03 \_\_\_\_\_ (Seal)  
 Date Daniel Ramirez -Borrower

5-31-03 \_\_\_\_\_ (Seal)  
 Date Sarah J. Ramirez -Borrower

\_\_\_\_\_ (Seal)  
 Date \_\_\_\_\_ -Borrower

\_\_\_\_\_ (Seal)  
 Date \_\_\_\_\_ -Borrower

6/9/03 \_\_\_\_\_  
 Date Chase Mortgage Company -Lender

By: Wendy S. Nutter  
**WENDY S. NUTTER**  
 Its: **ASSISTANT VICE PRESIDENT**

(Corporate Seal)

[See Attached Acknowledgment(s)]

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Loan No.: 1969055585

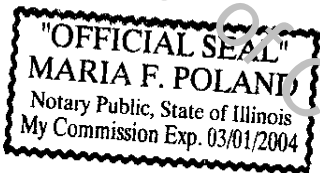
## BORROWER ACKNOWLEDGMENT

State of Illinois §  
County of Cook §

On this 31 day of May 2003, before me,  
personally appeared Maria F. Poland [name of notary], a Notary Public in and for said state,  
Daniel Ramirez and Sarah J. Ramirez

[name of person acknowledged], known to me to be the person who executed the within instrument, and acknowledged to me that he/she/they executed the same for the purpose therein stated.

(Seal)



Maria F. Poland  
Maria F. Poland  
Type or Print Name of Notary  
Notary Public, State of ILLINOIS  
My Commission Expires: 03/01/2004

## LENDER ACKNOWLEDGMENT

State of OHIO §  
County of FRANKLIN §

On this 9 day of JUNE, 2003, before me, BRUCE DRAUDT  
personally appeared WENDY S. NUTTER [name of notary], a Notary Public in and for said state,  
[name of officer or agent, title of officer or agent] of Chase Mortgage Company, ASSISTANT VICE PRESIDENT

known to me to be the person who executed the within instrument on behalf of said entity, and acknowledged to me that he/she/they executed the same for the purpose therein stated.



BRUCE M. DRAUDT  
Notary Public  
In and for the State of OH  
My Commission Expires:  
12-12-04

Bruce M. Draudt  
BRUCE DRAUDT  
Type or Print Name of Notary  
Notary Public, State of OHIO  
My Commission Expires: 12-12-04

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Loan No.: 1069055585

## MODIFICATION DUE ON TRANSFER RIDER

THIS MODIFICATION DUE ON TRANSFER RIDER, effective the 1st day of June, 2003 is incorporated into and shall be deemed to amend and supplement the Loan Modification Agreement of the same date made by Daniel Ramirez and Sara J. Ramirez

and Chase Mortgage Company

(the "Borrower")

covering the Property described in the Loan Modification Agreement located at: 1515 Grant, Schaumburg, Illinois 60193

(the "Lender")

[Property Address]

In addition to the covenants and agreements made in the Loan Modification Agreement, the Borrower and Lender covenant and agree as follows:

A. Notwithstanding any other covenant, agreement or provision of the Note and Security Instrument, as defined in the Loan Modification Agreement, the Borrower agrees as follows:

**Transfer of the Property or a Beneficial Interest in Borrower.** If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, as its option, require immediate payment in full of all sums secured by the Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of the Loan Modification Agreement.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by the Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by the Security Instrument without further notice or demand on Borrower.

Initials DR Initials SR Initials \_\_\_\_\_ Initials \_\_\_\_\_

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Loan No.: 1969055585

B. Except as otherwise specifically provided in this Modification Due On Transfer Rider, the Loan Modification Agreement, the Note and Security Instrument will remain unchanged and in full effect.

5-31-03 \_\_\_\_\_ (Seal)  
 Date Daniel Ramirez -Borrower

5-31-03 \_\_\_\_\_ (Seal)  
 Date Sarah J. Ramirez -Borrower

\_\_\_\_\_ (Seal)  
 Date \_\_\_\_\_ -Borrower

\_\_\_\_\_ (Seal)  
 Date \_\_\_\_\_ -Borrower

Chase Mortgage Company \_\_\_\_\_ (Seal)  
 -Lender



U15092335-020R06

LOAN MODIF AGREE

REF# 20312713

US Recordings

6/9/03 \_\_\_\_\_  
 Date

By: Wendy S. Nutter  
**WENDY S. NUTTER**

Its: **ASSISTANT VICE PRESIDENT**