

# UNOFFICIAL COPY



Doc#: 0402217207  
Eugene "Gene" Moore Fee: \$58.50  
Cook County Recorder of Deeds  
Date: 01/22/2004 01:43 PM Pg: 1 of 5

## Original

MSV  
210 E Redwood Street #200  
Baltimore, MD 21202

record & return to

200041675

~~0000000000~~

Cendant Mortgage Loan Number 0015797467  
Fannie Mae Loan Number 1678079230

### LOAN MODIFICATION AGREEMENT

**Three Original Loan Modification Agreements must be executed by the Borrower  
One Original is to be filed with the note and one Original is to be recorded in the Land  
Records where the Security Instrument is recorded**

TAX ID # 19092230140000

This Loan Modification Agreement ("Agreement"), entered into effective as of the **FIRST** day of **October 2003**, between **Nate J. Taylor and Susan M. Taylor** ("Borrower(s)") and **PHH Mortgage Services Corporation** (Lender), amends and supplements (1) the Mortgage, Deed of Trust, or Deed to Secure Debt (the "Security Instrument"), dated **August 16, 2001** securing the original principal sum of **\$126,350.00** and recorded on **09/21/01** with the **File/ Instrument No. 0010882043, Book 7800, Page 0113** of the **County of Cook** and (2) the Note bearing the same date as, and secured by, the Security Instrument, which covers the real and personal property described in the Security Instrument as the "Property", located at **4939 South Lacrosse Chicago, IL 60638** the real property described being set forth as follows:

LEGAL DESCRIPTION: See Attached

In consideration of the mutual promises and agreements exchanged, the parties hereto agree as follows (notwithstanding anything to the contrary contained in the Note or Security Instrument):

S/N  
P-5  
S-N  
M-N  
M.T.  
S/N  
P-5  
S/N  
M.V  
M.V

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1. As of the **FIRST** day of **October 2003**, the amount payable under the Note and the Security Instrument ( the "Unpaid "Principal Balance" ) is U.S. **\$143,223.90** consisting of the amount(s) loaned to the Borrower by the Lender and any interest capitalized to date.

2. The Borrower promises to pay the Unpaid Principal Balance, plus interest, to the order of the Lender. Interest will be charged on the Unpaid Principal Balance at the yearly rate of **7.25%**, beginning on the **FIRST** day of **October 2003**. The Borrower promises to make monthly payments of principal and interest of U.S. **\$997.98** beginning on the **FIRST** day of **November 2003**, and continuing thereafter on same day of each succeeding month until principal and interest are paid in full. If on **09/01/2031** (the " Maturity Date"), the Borrower still owes amounts under the Note and the Security Instrument, as amended by this Agreement, the Borrower will pay these amounts in full on the Maturity Date.

The Borrower will make such payments at **4001 Leademhall Road Mt. Laurel, NJ 08054** or at such other place as the Lender may require.

3. If all or any part of the Property or any interest in it is sold or transferred ( or if a beneficial interest in the Borrower is sold or transferred and the Borrower is not a natural person) without the Lender's prior written consent, the Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument.

If the Lender exercises this option, the Lender shall give the 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 the Borrower must pay all sums secured by this Security Instrument. If the Borrower fails to pay these sums prior to the expiration of this period, the Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on the Borrower.

4. The Borrower also will comply with all other covenants, agreements, and requirements of the 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; however, the following terms and provisions are forever canceled, null and void, as of the date specified in paragraph No. 1 above:

(a) all terms and provisions of the Note and Security Instrument ( if any) providing for, implementing, or relating to, any change or adjustment in the rate of interest payable under the Note; and

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Property of [Faint watermark]

(b) all terms and provisions of any adjustable rate rider or other instrument or document that is affixed to, wholly or partially incorporated into, or is part of, the Note or Security Instrument and that contains any such terms and provisions as those referred to in (a) above.

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

Jim Smith (Seal)  
-Witness  
JIM SMITH

Nate J. Taylor (Seal)  
-Borrower  
(Must Sign in Black Ink Only)

Jim Smith (Seal)  
-Witness  
JIM SMITH

Susan M. Taylor (Seal)  
-Borrower  
(Must Sign in Black Ink Only)

STATE OF:  
COUNTY OF:

Be it remembered, that on this 13 day of Oct in the year of Our Lord two thousand and three (2003) before me, the subscriber a NOTARY PUBLIC, personally appeared **Nate J. Taylor and Susan M. Taylor** who I am satisfied is/are the person(s) who signed the within instrument, and I acknowledge that he/she/they signed, sealed and delivered the same as his/her/their voluntary act and deed. All of which is hereby certified.

Sworn and Subscribed before me on this 13 day of Oct, 2003.

Helen F. Mitchell-Carter (Seal)  
(Must Sign in Black Ink Only) Notary Public



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**Loan Modification Agreement-Single Family--Fannie Mae/Freddie Mac Uniform Instrument**  
[ Space Below This Line For Acknowledgments]

Prepared at: PHH Mortgage Services 4001 Lederhall Road Mt. Laurel, NJ 08054

Prepared by: **Chris Lang**

**Fannie Mae**

By Cendant Mortgage Services, Inc. it's  
Attorney in fact (Lender)

By: Marc Hinkle  
Marc Hinkle, Vice President

**STATE OF:** New Jersey  
**COUNTY OF:** Gloucester

Be it remembered, that on this 14<sup>th</sup> day of Nov in the year of Our Lord two thousand and three (2003) before me, the subscriber a NOTARY PUBLIC, personally appeared Marc Hinkle, who I am satisfied is/are the person(s) who signed the within instrument, and I acknowledge that he/she/they signed, sealed and delivered the same as his/her/their voluntary act and deed. All of which is hereby certified.

Sworn and Subscribed before me on this 14<sup>th</sup> day of Nov 2003.

Sherine Alston (Seal)  
Notary Public

( Must Sign In Black Ink Only )  
Sherine Alston  
Notary Public, State of New Jersey  
My Commission Expires April 24, 2005

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## TICOR TITLE INSURANCE COMPANY

ORDER NUMBER: 2000 000472351 OC  
 STREET ADDRESS: 4939 S. LACROSSE  
 CITY: CHICAGO COUNTY: COOK COUNTY  
 TAX NUMBER: 19-09-223-014-0000

### LEGAL DESCRIPTION:

LGT 28 IN BLOCK 52 IN P.H. BARTLETT'S CENTRAL CHICAGO, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 4 AND THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 9 TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Loan #:

0015197467

Customer #:

0092242

Cardant Mortgage