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FIRST AMERICAN LOSS MITIGATION SERVICES
2000 PALM BEACH LAKES BLVD., SUITE 400
WEST PALM BEACH, FL 33409



Doc#: 0425349170
Eugene "Gene" Moore Fee: \$30.50
Cook County Recorder of Deeds
Date: 09/09/2004 01:56 PM Pg: 1 of 4

WHEN RECORDED MAIL TO:
First American Title
P.O. Box 27670
Santa Ana, CA 92799
Attn: Recording Dept.

1956303 mpg
FHA Case No. 137-0367715
5252895411

LOAN MODIFICATION AGREEMENT

This Loan Modification Agreement ("Agreement"), made this **JULY 1, 2004**
between **MARSHALL GUNN**

("Borrower"), whose address is
1101 East 142nd Street
Dolton, ILLINOIS 60419
and

Washington Mutual Bank, F.A. successor by
merger to PNC Mortgage Corporation of America

("Lender"), whose address is 9601 MCALLISTER FREEWAY, #140
SAN ANTONIO, TEXAS 78216-4681

amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument"), dated
MARCH 15, 2000 and recorded in **Instrument No. 00197899**

Cook COUNTY, **ILLINOIS**, and (2) the Note, in
the original principal amount of U.S. \$ **73,300.00**, bearing the same date as, and secured by,
the Security Instrument, which covers the real and personal property described in the Security Instrument and
defined therein as the "Property," located at
1101 East 142nd Street
Dolton, ILLINOIS 60419

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the real property described is located in **Cook**
and being set forth as follows:

COUNTY, ILLINOIS

**LOT 1 AND THE WEST 18 FEET OF LOT 2 IN BLOCK 9 IN CALUMET PARK THIRD
ADDITION, A SUBDIVISION OF ALL OF LOTS 1, 2 3 (EXCEPT THE WEST 1334.13 FEET
THEREOF) IN THE SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 2,
TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS. A. P. No.: 29-02-306-035-0000**

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):

1. As of **JULY 1, 2004**, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. \$ **85,896.89** consisting of the amount(s) loaned to the Borrower by the Lender and any interest capitalized to date.

2. 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 **7.000 %**, from **JULY 1, 2004**. The Borrower promises to make monthly payments of principal and interest of U.S. \$ **571.47**, beginning on the first day of **AUGUST, 2004**, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. If on **JULY 01, 2034** (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
**WASHINGTON MUTUAL BANK, F.A.
P.O. BOX 34150
SAN ANTONIO, TEXAS 78265-4150**
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 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 cancelled, null and void, as of the date specified in Paragraph No. 1 above:

HUD Modification Agreement

FAND# HUDMOD-2 Rev. 04-16-03

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(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

(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. If the Borrower has, since inception of this loan but prior to this Agreement, received a discharge in a Chapter 7 bankruptcy, and there having been no valid reaffirmation of the underlying debt, by entering into this Agreement, the Lender is not attempting to re-establish any personal liability for the underlying debt.

6. Nothing in this Agreement 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 Agreement, the Note and Security Instrument will remain unchanged, and Borrower and Lender will be bound by, and comply with, all of the terms and provisions thereof, as amended by this Agreement.


MARSHALL GUNN

(Seal)

-Borrower

(Seal)

-Borrower

(Seal)

-Borrower

(Seal)

-Borrower

Washington Mutual Bank, F.A. successor by
merger to PNC Mortgage Corporation of America

Name:

MAMIE CLARK

Its:

VICE PRESIDENT

(Corporate Seal)

-Lender

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[Space Below This Line For Acknowledgment]

BORROWER ACKNOWLEDGMENT

STATE OF

COUNTY OF

The foregoing instrument was acknowledged before me this

6/11/04

by

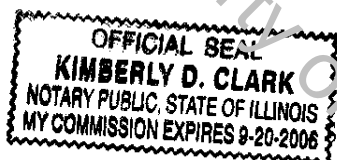
MARSHALL GUNN

Signature of Person Taking Acknowledgment

Printed Name

Title or Rank

Serial Number, if any

**LENDER ACKNOWLEDGMENT**

STATE OF FLORIDA

COUNTY OF DUAL

The foregoing instrument was acknowledged before me this

June 28, 2004

by Marnie Clark

of Washington Mutual

the VICE PRESIDENT

a

, on behalf of said entity.

Signature of Person Taking Acknowledgment

Printed Name

Title or Rank

Serial Number, if any

Lillian Tyson

LILLIAN TYSON

CNP

DD246020

HUD Modification Agreement

FAND# HUDMOD-4 Rev. 04-16-03

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Lillian Tyson

My Commission DD246020

Expires September 01 2007

THIS DOCUMENT WAS PREPARED BY:
 FIRST AMERICAN LOSS MITIGATION SERVICES
 2000 PALM BEACH LAKES BLVD., SUITE 400
 WEST PALM BEACH, FL 33409