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Doc#: 0429649120
Eugene "Gene" Moore Fee: \$32.50
Cook County Recorder of Deeds
Date: 10/22/2004 11:04 AM Pg: 1 of 5

ORIGINAL

Cendant Mortgage Loan Number 0020279436

WHEN RECORDED MAIL TO:

First American Title
P.O. Box 27670
Santa Ana, CA 92709
Attn: Recording Dept.

2150080

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**

This Loan Modification Agreement ("Agreement"), entered into effective as of the **FIRST** day of **July** 2004, between **Cherita E. Wilson and Donald Ellens** ("Borrower(s)") and **PHH a.k.a Cendant Mortgage Services, Inc.** (Lender), amends and supplements (1) the Mortgage, Deed of Trust, or Deed to Secure Debt (the "Security Instrument"), dated **December 13, 2002** securing the original principal sum of **\$89,349.00** and recorded on **01/23/03 with the File/ Instrument No. 0030104882, Book 4710, Page 0270** 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 **9117 South Urban Avenue Chicago, IL 60619** the real property described being set forth as follows:

tax id: 2503300074

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):

6

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- Property of Clerk's Office
1. As of the **FIRST** day of **July 2004**, the amount payable under the Note and the Security Instrument (the "Unpaid "Principal Balance") is U.S. **\$95,139.16** 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 **6.490%**, beginning on the **FIRST** day of **July 2004**. The Borrower promises to make monthly payments of principal and interest of **U.S. \$611.15** beginning on the **FIRST** day of **August 2004**, and continuing thereafter on same day of each succeeding month until principal and interest are paid in full. If on **01/01/2033** (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 Leadenhall 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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(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.

Leroy Digby JR. (Seal)
Leroy Digby JR. -Witness

Cherita E. Wilson (Seal)
Cherita E. Wilson -Borrower
(Must Sign In Black Ink Only)

Curtis Cotton (Seal)
Curtis Cotton -Witness

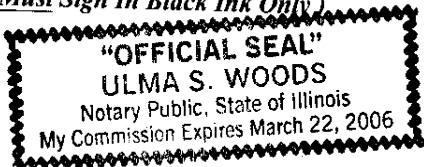
Donald Ellens (Seal)
Donald Ellens -Borrower
(Must Sign In Black Ink Only)

STATE OF: ILLINOIS
COUNTY OF: COOK

Be it remembered, that on this 21 day of July in the year of Our Lord two thousand and four (2004) before me, the subscriber a NOTARY PUBLIC, personally appeared **Cherita E. Wilson and Donald Ellens** 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 21 day of July 2004.

Ulma S. Woods (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 a.k.a Cendant Mortgage Services, Inc. 1001 Leadenhall Road Mt. Laurel, NJ 08054

Prepared by: **Bill Monteith**

Citibank

By PHH a.k.a Cendant Mortgage Services, Inc.

By: Marc Hinkle
Marc Hinkle, Vice President

STATE OF: New Jersey
COUNTY OF: Gloucester

Be it remembered, that on this 17th day of Sept. in the year of Our Lord two thousand and four (2004) 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 17th day of Sept 2004.

Sherie Alston (Seal)
(Must Sign In Black Ink Only) Notary Public

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EXHIBIT "A"

LOT FIFTY-ONE (51) IN LAN-SHIRE LANES RESUBDIVISION OF LOTS ONE (1) TO FORTY-EIGHT (48) INCLUSIVE, INCLUDING VACATED ALLEY, IN JUDD E. WELL'S SUBDIVISION OF THE WEST ONE-THIRD OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION THREE (3), TOWNSHIP THIRTY-SEVEN (37) NORTH, RANGE FOURTEEN (14), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office