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When recorded mail to: MIPG
First American Title Lenders Advantage
Loss Mitigation Title Services- LMTS
1100 Superior Ave., Ste 200
Cleveland, OH 44115 3736816
Attn: National Recordings 1120



Doc#: **0800801049** Fee: **\$58.50**
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/08/2008 09:11 AM Pg: 1 of 5

Wells Fargo Home Mortgage 708-0199612896
Loan #: _____
Investor Loan #: 296490199
This document was prepared by: Madeline Chisholm/Susan Kyte
After recording please return to: Wells Fargo Home Mortgage
Address: 3476 Stateview Blvd, MAC# X7801-03k
City, State, Zip Fort Mill, SC 29715

FIXED RATE LOAN MODIFICATION AGREEMENT

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

This Loan Modification Agreement ("Modification"), effective **October 15, 2007**, between **Andrew Schmidt** ("Borrower") and **Wells Fargo Bank, N.A.** ("Lender"), amends and supplements (1) the Note (the "Note") made by the Borrower, dated **October 7, 2005**, in the original principal sum of U.S. **\$235,000.00**, and (2) the Mortgage, Deed of Trust or Deed to Secure Debt (the "Security Instrument"), recorded on **November 1, 2005** as Document No. in Book or Liber , at page(s) , of the Official Records of Cook County, IL. 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"), located at **4741 N Oketo Harwood Heights IL 60706**, the real property being described as follows:

See Attachment INST# 0530502105

The Borrower has requested that the Lender modify the terms of the Note and Security Instrument, and the Lender has agreed pursuant to the terms and conditions herein. In consideration of the agreement herein, and other good and valuable consideration, the Borrower and Lender hereby agree to modify the terms of the note and security Instrument as follows (notwithstanding anything to the contrary contained in the Note or Security Instrument):

1. The Borrower represents that the Borrower(s) is the occupant of the Property and are one and the same individuals(s) who executed the original instruments.

Parcel # 12-13-204-041-0000

UNOFFICIAL COPY**Fixed Rate Loan Modification Agreement**

(Continued)

2. The Borrower acknowledges that 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 costs and expenses, together with unpaid accrued interest, in the total amount of \$20,109.25 have been added to the indebtedness under the terms of the Note and Security Instrument, and that as of December 1, 2007, the amount, including the amounts which have been added to the indebtedness, payable under the Note and Security Instrument (the "Unpaid Principal Balance") is U.S. \$252,255.93.
3. 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 **6.500%**, beginning November 1, 2007. The Borrower promises to make monthly payments of principal and interest of U.S. \$1,632.14 (not including escrow deposit), beginning on December 1, 2007 and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. If on November 1, 2035 (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 Wells Fargo Bank, N.A. or at such other place as the Lender may require.
4. If the Borrower is in default, the Lender may, by providing a written notice to the Borrower, notify the Borrower that the Borrower is in default and that the interest which shall be charged on the Unpaid Principal Balance may be increased to a yearly rate of **6.50%** beginning on an effective date stated in the notice which is at least 30 days after the date on which the notice is delivered or mailed to the Borrower. Unless the entire indebtedness is accelerated, as specified in the Note, the Borrower shall pay such increased monthly payments of principal and interest, as adjusted for the increased rate of interest, as specified by the Lender. The Borrower acknowledges that this would constitute an increase in the rate of interest, compared to the rate of interest which would otherwise apply if the Borrower had not defaulted on this Modification.
5. Except as otherwise modified herein, the Borrower will comply with all other covenants, agreements, and requirements of the Note and 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.
6. 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.
7. 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 box if applicable.]*

1-4 Family Rider - Assignment of Rents

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Fixed Rate Loan Modification Agreement (Continued)

8. Notwithstanding any other covenant, agreement or provision of the Note and Security Instrument, as defined in the Loan Modification Agreement, the Borrower(s) agree 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, at 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.

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

10-17-07
Date

Andrew Schmidt 10-17-07 AS
Andrew Schmidt Borrower

Date

Borrower

Date

Borrower

Date

Borrower

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Investor Loan No.: 296490199
WFHM Loan No.: 708-0199612896

Anna Stone

10-27-07

-Date

Wells Fargo Home Mortgage, a division of Wells Fargo Bank, N.A
-Lender

By:

Vice President of Loan Documentation

[Space Below This Line for Acknowledgment in Accordance with Laws of Jurisdiction]

STATE OF Illinois)

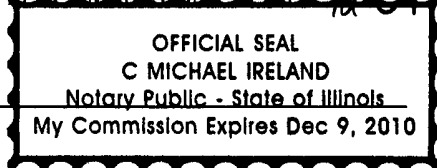
COUNTY OF Cook)

On this, the 17th day of October, 2007 before me personally appeared

Andrew Schmidt

known to me personally to be the person(s) described in and who executed the same before me as their free act and deed.

MY COMMISSION EXPIRES: 12-09-10



C. Michael Ireland

NOTARY PUBLIC, STATE OF ILLINOIS

C. Michael Ireland

PRINTED NAME OF NOTARY

(LENDER'S CORPORATE ACKNOWLEDGMENT)

STATE OF South Carolina)

COUNTY OF York)

BEFORE ME, on this day personally appeared Anna Stone

of Wells Fargo Home Mortgage

its V.P. L.D. known to me to be an officer of said corporation, being duly authorized to

commit this transaction, DEPOSES and SWEARS on this, the 27th day

of October, 2007, that the foregoing instrument was executed for the purposes and consideration therein expressed.

MY COMMISSION EXPIRES:

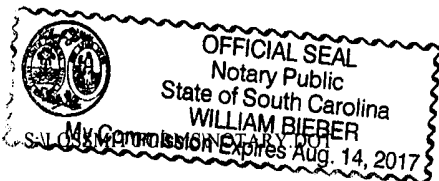
Aug 14 2017

William S. Birber

NOTARY PUBLIC, STATE OF South Carolina

William S. Birber


PRINTED NAME OF NOTARY



Legal Reference: 01996 (2896) for Order Number 3736816

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LOT 11 (EXCEPT THE SOUTH 7.74 FEET THEREOF) IN BLOCK 4 IN OLIVER SALINGER AND COMPANY'S SECOND LAWRENCE AVENUE MANOR BEING A SUBDIVISION OF LOT 7 IN C. R. BALL'S SUBDIVISION OF THE NORTH HALF OF THE NORTH WEST QUARTER OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE NORTH 25.4 ACRES OF THE NORTH EAST QUARTER OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

 **SCHMIDT**
13758180 **IL**
FIRST AMERICAN LENDERS ADVANTAGE
MODIFICATION AGREEMENT


Property of Cook County Clerk's Office