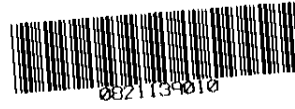


# UNOFFICIAL COPY



Doc#: 0821139010 Fee: \$46.25  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/29/2008 09:22 AM Pg: 1 of 5



**After Recording Return To:**  
RUTH RUHL, P.C.  
[Company Name]  
Attn: Recording Department  
[Name of Natural Person]  
2305 Ridge Road, Suite 106  
[Street Address]  
Rockwall, Texas 75087  
[City, State, Zip]

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

[Space Above This Line For Recording Data]

Loan No.: 91087080  
MERS No.: 100052624190783177

MERS Phone: 1-888-679-6377

## LOAN MODIFICATION AGREEMENT (Providing for Fixed Interest Rate)

This Loan Modification Agreement ("Agreement"), effective this 1st day of May, 2008, between Mollie Stokes, single ("Borrower/Grantor") and HSBC Bank USA, National Association, as Indenture Trustee of the Fieldstone Mortgage Investment Trust, Series 2006-1 by: Litton Loan Servicing LP as its attorney-in-fact ("Lender/Grantee"), and Mortgage Electronic Registration Systems, Inc. ("Mortgagee"), amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") and Timely Payment Rewards Rider, if any, dated March 24th, 2006, granted or assigned to Mortgage Electronic Registration Systems, Inc. as mortgagee of record (solely as nominee for Lender and Lender's successors and assigns), P.O. Box 2026, Flint, Michigan 48501-2026 and recorded on April 4th, 2006, in Book/Liber N/A, Page N/A, Instrument No. 0609435024, Official Records of Cook County, Illinois, and (2) the Note, bearing the same date as, and secured by, the Security Instrument, which covers the real and personal property described in said Security Instrument and defined therein as the "Property," located at 1373 Woodview Ave., Calumet City, Illinois 60409

Handwritten initials: S, M, P, S, L

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Loan No.: 91087080

the real property described being set forth as follows:

LOT 224 IN GOLD COAST MANOR UNIT NO. 3, BEING A SUBDIVISION OF PART OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 29, 1959 AS DOCUMENT 17613710, IN COOK COUNTY, ILLINOIS.

PARCEL ID NUMBER: 30192240170000

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 May 1st, 2008, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. \$ 97,838.70, consisting of the unpaid amount(s) loaned to Borrower by Lender plus any interest and other amounts capitalized.

2. Borrower promises to pay the Unpaid Principal Balance, plus interest, to the order of Lender. Interest will be charged on the Unpaid Principal Balance at the yearly rate of 6.570%, from May 1st, 2008. Borrower promises to make monthly payments of principal and interest of U.S. \$ 638.12, beginning on the 1st day of June, 2008, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. The yearly rate of 6.570% will remain in effect until principal and interest are paid in full. If on April 1st, 2036, (the "Maturity Date"), Borrower still owes amounts under the Note and the Security Instrument, as amended by this Agreement, Borrower will pay these amounts in full on the Maturity Date.

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

4. 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 Borrower is obligated to make under the Security Instrument; however, the following terms and provisions are forever canceled, null and void, as of the specified date 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, including, where applicable, the Timely Payment Rewards rate reduction, as described in paragraph 1 of the Timely Payment Rewards Addendum to Note and paragraph A.1. of the Timely Payment Rewards Rider. By executing this Agreement, Borrower waives any Timely Payment Rewards rate reduction to which Borrower may have otherwise been entitled; and

(b) all terms and provisions of any adjustable rate rider, or Timely Payment Rewards Rider, where applicable, 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.

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Loan No.: 91087080

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 agreement 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. Borrower understands and agrees that:

(a) All the rights and remedies, stipulations, and conditions contained in the Security Instrument relating to default in the making of payments under the Security Instrument shall also apply to default in the making of the modified payments hereunder.

(b) All covenants, agreements, stipulations, and conditions in the Note and Security Instrument shall be and remain in full force and effect, except as herein modified, and none of the Borrower's obligations or liabilities under the Note and Security Instrument shall be diminished or released by any provisions hereof, nor shall this Agreement in any way impair, diminish, or affect any of Lender's rights under or remedies on the Note and Security Instrument, whether such rights or remedies arise thereunder or by operation of law. Also, all rights of recourse to which Lender is presently entitled against any property or any other persons in any way obligated for, or liable on, the Note and Security Instrument are expressly reserved by Lender.

(c) Borrower has no right of set-off or counterclaim, or any defense to the obligations of the Note or Security Instrument.

(d) 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.

(e) All costs and expenses incurred by Lender in connection with this Agreement, including recording fees, title examination, and attorney's fees, shall be paid by the Borrower and shall be secured by the Security Instrument, unless stipulated otherwise by Lender.

(f) Borrower agrees to make and execute such other documents or papers as may be necessary or required to effectuate the terms and conditions of this Agreement which, if approved and accepted by Lender, shall bind and inure to the heirs, executors, administrators, and assigns of the Borrower.

7. This Agreement will not be binding or effective unless and until it has been signed by both Borrower and Lender.

5-15-08  
Date

Mollie Stokes (Seal)  
-Borrower

Date

(Seal)  
-Borrower

Date

(Seal)  
-Borrower

Date

(Seal)  
-Borrower


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Loan No.: 91087080

## BORROWER ACKNOWLEDGMENT

State of Illinois §  
County of Cook §

On this 15 day of May 2008

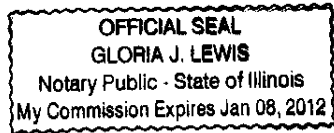


[name of notary], a Notary Public in and for said state,

personally appeared Mollie Stokes

[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)



Gloria J. Lewis  
GLORIA J. LEWIS  
Type or Print Name of Notary  
Notary Public, State of Illinois  
My Commission Expires: 1/8/12

# UNOFFICIAL COPY

Loan No.: 91087080

JUN 13 2008

-Date

JUN 13 2008

-Date

HSBC Bank USA, National Association, as  
Indenture Trustee of the Fieldstone Mortgage -Lender  
Investment Trust, Series 2006-1 by: Litton  
Loan Servicing LP as its attorney-in-fact

Mortgage Electronic Registration Systems, Inc.  
-Mortgagee

By: [Signature]

Printed/Typed Name: RANDY REYNOLDS

Its: VICE PRESIDENT

By: [Signature]

Printed/Typed Name: Denise Bailey

Its: Assistant Secretary

## LENDER/MORTGAGEE ACKNOWLEDGMENT

State of Texas §  
County of Harris §

On this 13 day of June, 2008, before me,  
ARLISS HAUSER [name of notary], a Notary Public in and for said state,  
personally appeared RANDY REYNOLDS of HSBC Bank USA, National Association, as Indenture  
Trustee of the Fieldstone Mortgage Investment Trust, Series 2006-1 by: Litton Loan Servicing LP as its attorney-  
in-fact, Lender,  
and DENISE BAILEY, Assistant Secretary of Mortgage Electronic Registration  
Systems, Inc., Mortgagee, personally 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.

(Seal)

[Signature]  
Notary Signature

ARLISS HAUSER  
Type or Print Name of Notary

Notary Public, State of Texas

My Commission Expires: JUN 21 2011

