

When recorded mail to: **MPG**  
Equity Loan Services, Inc.  
Loss Mitigation Title Services- LMTS  
1100 Superior Ave., Ste 200  
Cleveland, OH 44114  
Attr: National Recordings 1120

4791569

**PREPARED BY:**  
**GERRI GREEN**  
**WASHINGTON MUTUAL BANK**  
**2210 Enterprise Drive, FSC0250**  
**Florence, South Carolina 29501**  
**ATTN: LMTS**

**Tax Parcel No.: 20-23-220-020-0000**

Loan No. **0691051908**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

40287476

**LOAN MODIFICATION AGREEMENT**  
**PROVIDING FOR DEFERRED PAYMENT OF ARREARS**  
**AND FIXED RATE**

This Loan Modification Agreement ("Agreement") is effective this **1ST**  
day of **JANUARY, 2009**, ("Effective Date") between  
**WILILE L. HALL, AND EULA B. HALL, AS JOINT TENANTS**

(hereinafter, "the Borrower"), and  
**WMMSC C/O B OF A AS TRUSTEE WMABS 2006HE**

(the "Trust"), the note holder and mortgagee c/o Washington Mutual.  
Together, the Borrower and the Trust are referred to herein as "the Parties"

**RECITALS**

The Parties enter into this Agreement with reference to the following stipulated facts:

A. Pursuant to a Purchase and Assumption Agreement dated September 25, 2008, JPMorgan Chase Bank, National Association acquired loans and certain other assets of Washington Mutual Bank from the Federal Deposit Insurance Corporation acting as receiver, including but not limited to the right to service your mortgage loan referenced in this Agreement. Although JPMorgan Chase Bank is now the servicer, your loan will continue to be serviced under the name "Washington Mutual" and you will make your payments to Washington Mutual at the address provided below.

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B. On **05/08/2006**, Borrower purchased, re-financed or otherwise obtained an interest in a certain real property in **COOK** County, **ILLINOIS**. In connection with the acquisition of the real property the Borrower delivered a certain promissory note dated **05/08/2006**, in the original principal amount of \$ **201,300.00** ("Note").

C. The Note was and is secured by a deed of trust, mortgage, applicable riders, addenda or other security instrument ("Security Instrument"), dated **05/08/2006**, and recorded **08/20/2006** in **Instrument No. 0617105347** in the official records of **COOK** County as a lien against the real property described in the Security Instrument, and located at **1426 EAST MARQUETTE ROAD, CHICAGO, ILLINOIS 60637** (the "Subject Property"), and is more particularly described as:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF;**

**TAX ID #: 20-23-220-020-0000**

D. Borrower is the current owner of record of the Subject Property. No other persons or business entities have ownership, management or control of the Subject Property. Borrower has not assigned, transferred, mortgaged or hypothecated the Subject Property, or any fee estate therein, nor the rents, income and profits of the Subject Property as may be described in the Security Instrument, except as set forth in these recitals.

E. Borrower has failed to make one or more payments on the Note before expiration of the applicable grace period. Borrower has requested that the terms of the Note and Security Instrument be modified. The Parties have agreed to do so pursuant to the terms and conditions stated in this Agreement.

**AGREEMENT**

NOW, THEREFORE, In consideration of the mutual promises and agreements exchanged, the Parties hereto agree as follows:

1. **Incorporation of Recitals.** The Recitals are an integral part of this Agreement and are incorporated by reference herein.
2. **Unpaid Principal Balance.** The Parties agree that the unpaid principal balance of the Note and Security Instrument prior to signing this Agreement was \$ **199,070.17** ("Unpaid Principal Balance.")

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3. **Capitalization.** The Borrower acknowledges that interest on the Unpaid Principal Balance has accrued but has not been paid and the Trust, or the servicer on behalf of the Trust, has incurred, paid or otherwise advanced taxes, insurance premiums and other expenses necessary to protect the interest of the Note holder or mortgagee and that such accrued and unpaid interest, costs and expenses in the total amount of \$ **28,430.70** (the "Capitalized Amount") has been added to the indebtedness under the terms of the Note and Security Instrument, as of **01/01/2009**. The Capitalized Amount shall be due and payable on the Maturity Date.

4. **Modified Principal Balance.** When payments resume on **02/01/2009**, the new balance due on the loan will be \$ **227,500.87** ("Modified Principal Balance"), which consists of \$ **199,070.17** plus \$ **28,430.70**. The Borrower does not have any defenses, offsets or counterclaims to the Modified Principal Balance.

5. **Reamortization.** The Modified Principal Balance will be reamortized over **449** months.

6. **Interest Rate.** Currently the interest rate is **9.550** %. The interest rate is hereby modified and fixed to **5.000** % ("Modified Interest Rate"). Therefore, Borrower will pay the Modified Interest Rate on the Modified Principal Balance each month until the Modified Principal Balance, interest, and any other amounts due under the Note, Security Instrument, or this Agreement are paid in full.

7. **Monthly Payments.** Beginning with the payment due on **02/01/2009** the Borrower promises to pay monthly payments in the amount of \$ **1,121.26** and each month thereafter pursuant to this Agreement.

8. **Maturity Date.** The maturity date under the Note and Security Instrument remain unchanged. Borrower acknowledges and understands that, as a result of this Agreement which may defer payment of an arrearage, or extend the loan amortization period, or both, a lump sum payment may be due on the Maturity Date. All amounts due and owing under the Note, Security Instrument and this Agreement are due in full on the Maturity Date.

9. **Delivery of Payments.** The Borrower promises to make the periodic Monthly Payments described in this Agreement and any other amounts due under the Note and Security Instrument, to the order of Washington Mutual Bank. Borrower(s) shall make the Monthly Payments described herein as follows, or at such other place that Washington Mutual may designate:

Washington Mutual Bank  
7301 Baymeadows Way  
Jacksonville, FL 32256

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10. **Acceleration Upon Unauthorized Transfer.** If all or any part of the Subject Property or any interest 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 Note holder and mortgagee's prior written consent, the Note holder may, at its option require immediate payment in full of all sums due under the Note, Security Instrument and this Agreement. If the Note holder exercises this option, the Note holder 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 mailed within which the Borrower must pay all sums due under the Note, Security Instrument and this Agreement. If the Borrower fails to pay these sums prior to the expiration of the 30 day period, the Note holder may invoke any remedies permitted by the Note, Security Instrument and applicable law.

11. **Effect of this Agreement.** Except to the extent that they are modified by this Agreement, the Borrower(s) hereby reaffirm all of the covenants, agreements and requirements of the Note and 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 obliged to make under the Security Instrument. Borrower(s) further agree to be bound by the terms and provisions of the Note and Security Instrument, as modified hereby.

12. **No Release.** Nothing in this Agreement shall be understood or construed to be a satisfaction or release in whole or in part of the Note and/or Security Instrument. Except as expressly provided in this Agreement, all of the terms, covenants agreements and the Note and Security Instrument will remain unchanged and the Parties will be bound by, and comply with, all of the terms and provisions of the instruments, as amended by this Agreement.

13. **Warranties.** Borrower does hereby state and warrant that the above described Note is valid and enforceable in all respects and is not subject to any claims, defenses or right of offset or credit except as herein specifically provided. Borrower does further hereby extend all liens and security interests on all of the Subject Property and any other rights and interests which now or hereafter secure said Note until said Note as modified hereby has been fully paid, and agree that this modification and extension will in no manner impair the Note or any of the liens and security interests securing the same and that all of the liens, equities, rights, remedies and security interests securing said Note shall remain in full force and effect and shall not in any manner be waived. Borrower further agrees that all of the terms, covenants, warranties and provisions contained in the original Note and Security Instrument are now and shall be and remain in full force and effect as therein written, except as otherwise expressly provided herein, until the Note is paid in full and all other obligations under the Security Instrument and this Agreement are fulfilled.

14. **Further Assurances.** Borrower does further state and warrant that all of the recitals, statements and agreements contained herein are true and correct and that Borrower is the sole owner of the fee simple title to all of the Subject Property securing the Note.

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15. **Acknowledgment by Borrower.** As part of the consideration for this Agreement, Borrower agrees to release and waive all claims Borrower might assert against the Trust and or its agents, and arising from any act or omission to act on the part of the Trust or it's agents, officers, directors, attorneys, employees and any predecessor-in-interest to the Note and Security Instrument, and which Borrower contends caused Borrower damage or injury, or which Borrower contends renders the Note or the Security Instrument void, voidable, or unenforceable. This release extends to any claims arising from any judicial foreclosure proceedings or power of sale proceedings if any, conducted prior to the date of this Agreement. Borrowers have and claim no defenses, counterclaims or rights of offset of any kind against Lender or against collection of the Loan.

16. **Bankruptcy Considerations.** Notwithstanding anything to the contrary contained in this Agreement, the Parties hereto acknowledge the effect of a discharge in bankruptcy that may have been granted to the Borrower prior to the execution hereof and that the Note holder may not pursue the Borrower for personal liability. However, the Parties acknowledge that the mortgagee/beneficiary retains certain rights, including but not limited to the right to foreclose its lien against the Subject Property under appropriate circumstances. Nothing herein shall be construed to be an attempt to collect against the Borrower personally or an attempt to revive personal liability, if the Borrower has obtained a discharge of that liability from a United States Bankruptcy Court.

[signature pages follow]

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BORROWER(S):

Date:

Willie L Hall  
WILLIE L HALL

Eula B Hall  
EULA B. HALL

Property of Cook County Clerk's Office

STATE OF Illinois  
COUNTY OF Cook ) ss.

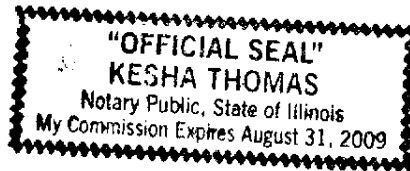
On February 9<sup>th</sup> 2009, before me, Kesha Thomas  
personally appeared WILLIE L HALL AND EULA B. HALL

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity up on behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Kesha Thomas  
Signature of Notary

My commission expires: August 31, 2009



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Date: \_\_\_\_\_

WMMS C/O B OF A AS TRUSTEE WMABS 2006HE

BY: JPMorgan Chase Bank, National Association, its Attorney-in-fact

Susan Little  
(Name) ~~JANET ROLEN~~

VICE PRESIDENT  
(title)

Casey Moss  
Witness Signature

Nigel K Thomas  
Witness Signature

Casey Moss  
Print Name

Nigel K Thomas  
Print Name

STATE OF ~~FLORIDA~~ South Carolina  
COUNTY OF ~~DUVAL~~ Florence )ss:

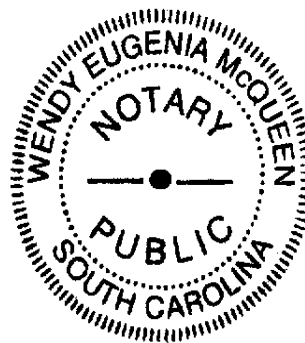
On March 25, 2009, before me, a notary  
personally appeared JANET ROLEN,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Wendy Eugenia McQueen  
Signature of Notary

My commission expires: June 28, 2011



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File No.: 87761

**EXHIBIT A**

THE WEST 30 FEET OF LOT 23 IN WHITE AND COLEMAN'S SUBDIVISION OF THAT PART OF THE NORTHEAST ONE-QUARTER OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE SOUTH 703.4 FEET AND SOUTH OF THE NORTH 1822.5 FEET THEREOF AND EAST OF THE RAILROAD, IN COOK COUNTY, ILLINOIS

PIN: 20-23-220-020-0000

HALL  
40287476  
FIRST AMERICAN ELS  
MODIFICATION AGREEMENT

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