



Doc#: 1019529002 Fee: \$52.25
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/14/2010 10:05 AM Pg: 1 of 8

After Recording Return To:
**CHASE HOME FINANCE LLC
MONROE RECORDS CENTER
RE: DEFAULT MODS
LA4-4114
700 KANSAS LANE
MONROE, LA 71203**

This Document Prepared By:
**CHASE HOME FINANCE LLC
2210 ENTERPRISE DRIVE
FLORENCE, SC 29501-1109**

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LOAN MODIFICATION AGREEMENT

MIN: 100135553000480834
Loan Number 5304359333

Borrower ("I")¹: **LUIS VILLANUEVA**
Lender ("Lender"): **JPMORGAN CHASE BANK, N.A.**

**The Original Mortgage of Record: Mortgage Electronic Registration
Systems, Inc. as nominee for JPMORGAN CHASE BANK, N.A.**

Date of First Lien Security Instrument (the "Mortgage") and Note (the "Note"): **MARCH 23, 2007**
Loan Number: **5304359333** (the "Loan")
Property Address: **2606 N MAJOR AVE, CHICAGO, ILLINOIS 60639** (the "Property")

LEGAL DESCRIPTION:

**LOT 208 IN FIRST ADDITION TO FULLERTON CENTRAL MANOR BEING A
SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP
40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO
THE PLAT THEREOF RECORDED AUGUST 30, 1929 AS DOCUMENT 10468352 IN COOK
COUNTY ILLINOIS. PARCEL ID: 13-29-413-038-0000**

REFERENCE NUMBERS OF DOCUMENTS MODIFIED:

RECORDED AUGUST 25, 2009 AS INSTRUMENT NO. 0923757049
Tax Parcel No: 13294130380000

"MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026,

¹ If there is more than one Borrower or Mortgagor executing this document, each is referred to as "I". For purposes of this document words signifying the singular (such as "I") shall include the plural (such as "we") and vice versa where appropriate.



S *yes*
P *8*
S */*
M *No*
SC *yes*
E *yes*
INT *R*

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Flint, MI 48501-2026, (888) 679-MERS.

If my representations in Section 1 continue to be true in all material respects, then the provisions of Section 2 of this Loan Modification Agreement ("Agreement") will, as set forth in Section 2, amend and supplement (i) the Mortgage on the Property, and (ii) the Note secured by the Mortgage. The Mortgage and Note together, as may previously have been amended, are referred to as the "Loan Documents." Capitalized terms used in this Agreement have the meaning given to them in the Loan Documents.

I have provided confirmation of my financial hardship and documents to permit verification of all of my income to determine whether I qualify for the offer described in this Agreement. This Agreement will not take effect unless and until the Lender signs it.

1. **My Representations.** I represent to the Lender and agree:
 - A. I am experiencing a financial hardship, and as a result, am either in default under the Loan Documents or a default is imminent.
 - B. The Property is neither in a state of disrepair, nor condemned.
 - C. There has been no change in the ownership of the Property since I signed the Loan Documents.
 - D. I am not a party to any litigation involving the Loan Documents, except to the extent I may be a defendant in a foreclosure action.
 - E. I have provided documentation for all income that I earn.
 - F. All documents and information I provide pursuant to this Agreement are true and correct.
2. **The Modification.** The Loan Documents are hereby modified as of **AUGUST 01, 2010** (the "Modification Effective Date"), and all unpaid late charges are waived. The Lender agrees to suspend any foreclosure activities so long as I comply with the terms of the Loan Documents, as modified by this Agreement. The Loan Documents will be modified, and the first modified payment will be due on the date set forth in this Section 2:
 - A. The Maturity Date will be: **JULY 01, 2040**.
 - B. The modified principal balance of my Note will include all amounts and arrearages that will be past due (excluding unpaid late charges) and may include amounts towards taxes, insurance, or other assessments. The new principal balance of my Note is **\$358,956.73** (the "New Principal Balance").
 - C. The Interest Bearing Principal Balance will re-amortize over **360** months.

Interest will begin to accrue as of **JULY 01, 2010**. The first New monthly payment on the



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New Principal Balance will be due on **AUGUST 01, 2010**, and monthly on the same date thereafter.

My payment schedule for the modified Loan is as follows:

I promise to pay monthly payments according to the following schedule with respect to the New Principal Balance.

Years	Interest Rate	Interest Rate Change Date	Monthly Principal & Interest Payment Amount	Payment Begins on	Number of Monthly Payments
5	2.000%	07/01/2010	\$1,326.77	08/01/2010	60
1	3.000%	07/01/2015	\$1,484.41	08/01/2015	12
1	4.000%	07/01/2016	\$1,646.33	08/01/2016	12
23	4.875%	07/01/2017	\$1,790.40	08/01/2017	276

The Lender will notify me of the payment amount prior to the date that the monthly payment on the Interest Bearing Principal Balance will change.

The above terms in this Section 2.C shall supersede any provisions to the contrary in the Loan Documents, including but not limited to provisions for an adjustable or step interest rate.

- D. I agree to pay in full (i) the New Principal Balance, and (ii) any other amounts still owed under the Loan Documents, by the earliest of the date I sell or transfer an interest in the Property, subject to Section 3.E below, the date I pay the entire New Principal Balance, or the Maturity Date.
- E. I will be in default if I do not (i) pay the full amount of a monthly payment on the date it is due, or (ii) comply with the terms of the Loan Documents, as modified by this Agreement. If a default rate of interest is permitted under the current Loan Documents, then in the event of default, the interest that will be due on the New Principal Balance will be the rate set forth in Section 2.C.

3. Additional Agreements. I agree to the following:

- A. That this Agreement shall supersede the terms of any modification, forbearance, or workout plan, if any, that I previously entered into with the Lender.
- B. To comply, except to the extent that they are modified by this Agreement, with all



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- covenants, agreements, and requirements of the Loan Documents including my agreement to make all payments of taxes, insurance premiums, assessments, impounds, and all other payments, the amount of which may change periodically over the term of my Loan. This Agreement does not waive future escrow requirements. If the Loan includes collection for tax and insurance premiums, this collection will continue for the life of the Loan.
- C. That the Loan Documents are composed of valid, binding agreements, enforceable in accordance with their terms and are hereby reaffirmed.
- D. That all terms and provisions of the Loan Documents, except as expressly modified by this Agreement, remain in full force and effect; nothing in this Agreement shall be understood or construed to be a satisfaction or release in whole or in part of the obligations contained in the Loan Documents, and that except as otherwise specifically provided in, and as expressly modified by, this Agreement, the Lender and I will be bound by, and will comply with, all of the terms and provisions of the Loan Documents.
- E. That, as of the Modification Effective Date, notwithstanding any other provision of the Loan Documents, I agree as follows: If all or any part of the Property or any interest in it is sold or transferred without the Lender's prior written consent, the Lender may, at its option, require immediate payment in full of all sums secured by the Mortgage. However, the Lender shall not exercise this option if federal law prohibits the exercise of such option as of the date of such sale or transfer. If the Lender exercises this option, the Lender shall give me notice of acceleration. The notice shall provide a period of not less than thirty (30) days from the date the notice is delivered or mailed within which I must pay all sums secured by the Mortgage. If I fail to pay these sums prior to the expiration of this period, the Lender may invoke any remedies permitted by the Mortgage without further notice or demand on me.
- F. That, as of the Modification Effective Date, a buyer or transferee of the Property will not be permitted, under any circumstance, to assume the Loan. In any event, this Agreement may not be assigned to, or assumed by, a buyer of the Property.
- G. If any document is lost, misplaced, misstated, or inaccurately reflects the true and correct terms and conditions of the Loan Documents as amended by this Agreement, within ten (10) days after my receipt of the Lender's request, I will execute, acknowledge, initial, and deliver to the Lender any documentation the Lender deems necessary to replace or correct the lost, misplaced, misstated or inaccurate document(s). If I fail to do so, I will be liable for any and all loss or damage which the Lender reasonably sustains as a result of my failure.
- H. All payment amounts specified in this Agreement assume that payments will be made as scheduled.
- I. If the Borrower(s) received a discharge in a Chapter 7 bankruptcy subsequent to the



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execution of the Loan Documents, the Lender agrees that such Borrower(s) will not have personal liability on the debt pursuant to this Agreement.

J. That in agreeing to the changes to the original Loan Documents as reflected in this Agreement, the Lender has relied upon the truth and accuracy of all of the representations made by the Borrower(s), both in this Agreement and in any documentation provided by or on behalf of the Borrower(s) in connection with this Agreement. If the Lender subsequently determines that such representations or documentation were not truthful or accurate, the Lender may, at its option, rescind this Agreement and reinstate the original terms of the Loan Documents as if this Agreement never occurred.

K. That MERS holds only legal title to the interests granted by the Borrower in the mortgage,

but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of lender including, but not limited to, releasing and canceling the mortgage Loan.

L. I acknowledge and agree that if the Lender executing this Agreement is not the current holder or owner of the Note and Mortgage, that such party is the authorized servicing agent for such holder or owner, or its successor in interest, and has full power and authority to bind itself and such holder and owner to the terms of this modification.

THIS WRITTEN LOAN AGREEMENT REPRESENTS THE FINAL AGREEMENT BETWEEN THE PARTIES AND MAY NOT BE CONTRADICTED BY EVIDENCE OF PRIOR, CONTEMPORANEOUS, OR SUBSEQUENT ORAL AGREEMENTS OF THE PARTIES. THERE ARE NO UNWRITTEN ORAL AGREEMENTS BETWEEN THE PARTIES.



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_____[Space Below This Line For Borrower Acknowledgement]_____

Luis Villanueva

Date: 6/15/10

Borrower - LUIS VILLANUEVA

State of ILLINOIS)
County of Cook) ss.

This instrument was acknowledged before me on June 15 2010
by LUIS VILLANUEVA.



Ana Tapia

Signature of Notary Public

Typed or printed name:

Ana Tapia

(SEAL)

My Commission expires:

4/16/2011



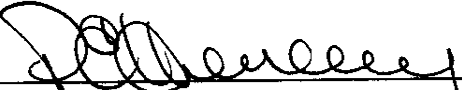
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Loan Number 5304359333

_____ [Space Below This Line For Corporate Acknowledgement] _____

JPMORGAN CHASE BANK, N.A.

Lender

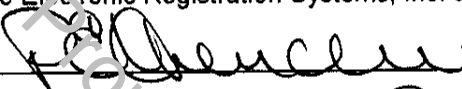
By: 

Patricia E. Henchy

Vice President

Date: 6.23.10

Mortgage Electronic Registration Systems, Inc. as nominee for JPMORGAN CHASE BANK, N.A.

By: 

Patricia E. Henchy

Vice President

Date: 6.23.10

Property of Cook County Clerk's Office

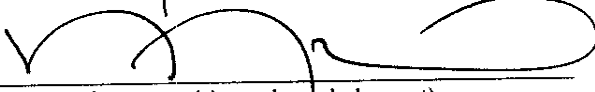


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Loan Number 5304359333

State of COLORADO
County of DENVER

The foregoing instrument was acknowledged before me this 23 day of JUNE, 2010 by PATRICIA E. HENCHY, Vice President of JPMORGAN CHASE BANK, N.A., a national banking association.

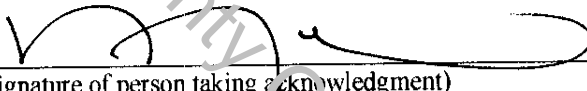

 (signature of person taking acknowledgment)
 [SEAL] MONICA M MIRANDA
 NOTARY PUBLIC
 STATE OF COLORADO
 My Commission Expires 11/30/2013
notary
 (title or rank)

 (serial number, if any)

My Commission expires: _____

State of COLORADO
County of DENVER

The foregoing instrument was acknowledged before me this 23 day of JUNE, 2010 by PATRICIA E. HENCHY the Vice President of Mortgage Electronic Registrations Systems, Inc.


 (signature of person taking acknowledgment)
 [SEAL] MONICA M MIRANDA
 NOTARY PUBLIC
 STATE OF COLORADO
 My Commission Expires 11/30/2013
notary
 (title or rank)

 (serial number, if any)

My Commission expires: _____

