

**Illinois Anti-Predatory
Lending Database
Program**

Certificate of Exemption

**Report Mortgage Fraud
800-532-8783**

The property identified as: **PIN: 13-29-418-020-0000**

Address:

Street: 2501 NORTH MARMORA AVENUE

Street line 2:

City: CHICAGO

State: IL

ZIP Code: 60639

Lender: BAC HOME LOANS SERVICING, LP

Borrower: RUBEN JUAREZ AND MARIA CARVAJAL

Loan / Mortgage Amount: \$24,682.22

This property is located within the program area and the transaction is exempt from the requirements of 765 ILCS 7770 et seq. because the application was taken by an exempt entity.

Certificate number: 581EFF69-6950-460A-BC2E-5E49FC46F9F8

Execution date: 05/28/2010

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WHEN RECORDED MAIL TO:
 HOME RETENTION RECORDING DEPARTMENT - RNMA
 Attn: Ramona Tongdee
 BAC Home Loans Servicing, LP
 100 Beecham Drive, SUITE 104
 Pittsburgh, PA 15205

276737

Doc ID #: 000149385553 MOD

-----SPACE ABOVE THIS LINE FOR RECORDER'S USE-----

LOAN MODIFICATION AGREEMENT

This Loan Modification Agreement ("Agreement"), made this 28th day of May, 2010, between RUBEN JUAREZ and MARIA CARVAJAL (the "Borrower(s)") and BAC Home Loans Servicing, LP (the "Lender"), amends and supplements (1) the Mortgage, Deed of Trust, or Deed to Secure Debt (the "Security Instrument"), dated the 23rd day of February, 2007 in the amount of 300,000.00, and (2) the Note bearing the same date as, and secured by, the Security Instrument, and (3) any prior agreements or modifications in effect relative to the Note and Security Instrument which covers the real and personal property described in the Security Instrument and defined therein as the "Property", located at 2501 NORTH MARMORA AVENUE, CHICAGO, IL 60639.

Previous Mortgage Recorded 3/13/2007

The real property described being set forth as follows:

"SAME AS IN SAID SECURITY INSTRUMENT" 25 0707206019

In consideration of the mutual promises and agreements exchanged, the parties hereto agree as follows (notwithstanding anything to the contrary contained in the Note and Security Instrument):

1. As of the 1st day of July, 2010, the amount payable under the Note and Security Instrument (the "Unpaid Principal Balance") is U.S. \$324,682.22, consisting of the amount(s) loaned to the Borrower by the Lender which may include, but are not limited to, any past due principal payments, interest, fees and/or costs capitalized to date. All costs and expenses incurred by Lender in connection with this Modification, such as recording fees, title examination, property valuation fees, and notary fees shall not be paid by the Borrower. All costs and expenses incurred by Lender in connection with servicing this Mortgage such as attorney's fees shall be paid by the Borrower and shall be secured by the Security Instrument, unless stipulated otherwise by Lender.

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 for the first 5 years of the modified term at the yearly rate of 2.000% from the 1st day of July, 2010. The Borrower promises to make monthly payments of principal and interest of U.S. \$999.71 beginning on the 1st day of August, 2010.

Beginning on the first day of the 6th year, interest will be charged at the yearly rate of 3.000% from the 1st day of July, 2015. The Borrower promises to make monthly payments of principal and interest of U.S. \$1,157.26 beginning on 1st day of August, 2015.

Beginning on the first day of the 7th year, interest will be charged at the yearly rate of 4.000% from the 1st day of July, 2016. The Borrower promises to make monthly payments of principal and interest of U.S. \$1,323.21 beginning on the 1st day of August, 2016.

Beginning on the first day of the 8th year, interest will be charged at the yearly rate of 5.000% from the 1st day of July, 2017. The Borrower promises to make monthly payments of principal and interest of U.S. \$1,496.25 beginning on 1st day of August, 2017.

Beginning on the first day of the 9th year, interest will be charged at the yearly rate of 5.250% from the 1st day of July, 2018. The Borrower promises to make monthly payments of principal and interest of U.S. \$1,540.12 beginning on the 1st day of August, 2018, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. If on the 1st day of July, 2049 (the "Maturity Date"), the Borrower still owes amounts under the Note and Security Instrument, as amended by this Agreement, the 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, 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 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, including, where applicable, the Timely Payment

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Rewards rate reduction, as described in paragraph 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.
- 5. The Borrower will make such payments at Payment Processing PO Box 650070 Dallas, TX 75265 or at such other place as the Lender may require.
- 6. 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. 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 terms and provisions thereof, as amended by this Agreement.
- 7. In consideration of this Modification, Borrower agrees that if any document related to the Security Instrument, Note and/or Modification is lost, misplaced, misstated, inaccurately reflects the true and correct terms and conditions of the loan as modified, or is otherwise missing, Borrower(s) will comply with Lender's request to execute, acknowledge, initial and deliver to Lender any documentation Lender deems necessary. If the original promissory note is replaced the Lender hereby indemnifies the Borrower(s) against any loss associated with a demand on the original note. All documents Lender requests of Borrower(s) shall be referred to as "Documents." Borrower agrees to deliver the Documents within ten (10) days after receipt by Borrower(s) of a written request for such replacement.

As evidenced by their signatures below, the Borrower and the Lender agree to the foregoing.

Ruben Juarez Dated: 06-01-10
 RUBEN JUAREZ

Maria Carvajal Dated: 06-01-10
 MARIA CARVAJAL

Miguel E Garcia 6/1/2010
 MIGUEL E GARCIA
 Notary Public



Property of Cook County Clerk's Office

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DO NOT WRITE BELOW THIS LINE.

THIS SECTION IS FOR INTERNAL BANK OF AMERICA HOME LOANS SERVICING, LP USE ONLY

BAC Home Loans Servicing, LP
7105 Corporate Drive
(PTX-B-36)
Plano, TX 75024

By:

Dated:

James J Smith

MAR 15 2011

James J. Smith - President

STATE OF

CO

COUNTY OF

Broomfield

On

3/16 2011

before me,

Alena Uchaykin
& James J. Smith

Notary Public, personally appeared

personally known to me (or 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 entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Alena Uchaykin Signature

Alena Uchaykin
Notary Public



My Comm. Expires September 28, 2014