

**Illinois Anti-Predatory
Lending Database
Program**

Certificate of Exemption

**Report Mortgage Fraud
800-532-8785**

The property identified as: **PIN: 19-27-408-028-0000**

Address:

Street: 4217 W 77TH PL

Street line 2:

City: CHICAGO

State: IL

ZIP Code: 60652

Lender: BAC HOME LOANS SERVICING, LP

Borrower: MARTHA LARA

Loan / Mortgage Amount: \$24,137.95

This property is located within the program area and the transaction is exempt from the requirements of 765 ILCS 77/70 et seq. because the application was taken by an exempt entity.

Certificate number: E2E450F3-3A93-427B-AA9A-A8F96DB51946

Execution date: 05/19/2010

UNOFFICIAL COPY

WHEN RECORDED MAIL TO:
 HOME RETENTION RECORDING DEPARTMENT-FNMA
 Attn: Ramona Tongdee
 BAC Home Loans Servicing, LP
 100 Beacham Drive, SUITE 104
 Pittsburgh, PA 15206

#276203

Doc ID #: 000161033022 MOD

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

LOAN MODIFICATION AGREEMENT

This Loan Modification Agreement ("Agreement"), made this 19th day of May, 2010, between MARTHA LARA (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 1st day of June, 2007 in the amount of 232,750.00, 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 4217 W 77TH PL, CHICAGO, IL 60652.

The real property described being set forth as follows: *Previous Mortgage Recorded 6/8/2007*

"SAME AS IN SAID SECURITY INSTRUMENT" *25 0715957001*

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):

- As of the 1st day of June, 2010, the amount payable under the Note and Security Instrument (the "Unpaid Principal Balance") is U.S. \$256,887.97, 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 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.
- 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 June, 2010. The Borrower promises to make monthly payments of principal and interest of U.S. \$863.86 beginning on the 1st day of July, 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 June, 2015. The Borrower promises to make monthly payments of principal and interest of U.S. \$982.56 beginning on 1st day of July, 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 June, 2016. The Borrower promises to make monthly payments of principal and interest of U.S. \$1,106.12 beginning on the 1st day of July, 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 June, 2017. The Borrower promises to make monthly payments of principal and interest of U.S. \$1,233.68 beginning on the 1st day of July, 2017, 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 September, 2044 (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.

- 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.

- 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:
 - 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
 - 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

BAC Home Loans Servicing, LP is a subsidiary of Bank of America, N.A.



UNOFFICIAL COPY

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.

Martha Lara Dated: 6-7-10
 MARTHA LARA

Mario Loera
 Notary Public Mario Loera



6-7-10
 Date

BAC Home Loans Servicing, LP is a subsidiary of Bank of America, N.A.



