

# UNOFFICIAL COPY



Doc#: 1118619067 Fee: \$46.25  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/05/2011 11:30 AM Pg: 1 of 5

**After Recording Return To:**  
RUTH RUHL, P.C.  
Attn: Recording Department  
2305 Ridge Road, Suite 106  
Rockwall, Texas 75087

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

[Space Above This Line For Recording Data]

Loan No.: 1423335635

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

This Loan Modification Agreement ("Agreement"), effective this 17th day of February, 2011, between Joyce Glover, unmarried

and Neighborhood Lending Services, Inc. ("Borrower/Grantor")

amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument"), and Timely Payment Rewards Rider, if any, dated November 15th, 2007 and recorded in Book/Liber N/A, Page N/A, Instrument No. 0803133150, of the 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 the Security Instrument and defined therein as the "Property," located at 856 N Lawndale, Chicago, Illinois 60651

S ✓  
P 5  
S ✓  
M ✓  
BC ✓  
E ✓  
INT ✓

# UNOFFICIAL COPY

Loan No.: 1423335635

the real property described being set forth as follows:  
IN THE COUNTY OF COOK, STATE OF ILLINOIS:

LOT 1 IN BLOCK 6 IN T.J. DIVEN'S SUBDIVISION OF THE SOUTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TAX ID NO.: 16023300190000

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 February 17th, 2011, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. \$194,402.49, 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 for the first and second years at the yearly rate of 3.000% from February 17th, 2011, and Borrower promises to pay monthly payments of principal and interest in the amount of U.S. \$1,218.07, beginning on the 17th day of March, 2011. During the third year, interest will be charged at the yearly rate of 4.000% from February 17th, 2013, and Borrower shall pay monthly payments of principal and interest in the amount of U.S. \$1,304.68, beginning on the 17th day of March, 2013. During the fourth year, interest will be charged at the yearly rate of 5.000% from February 17th, 2014, and Borrower shall pay monthly payments of principal and interest in the amount of U.S. \$1,389.37, beginning on the 17th day of March, 2014. During the fifth year, interest will be charged at the yearly rate of 6.000% from February 17th, 2015, and Borrower shall pay monthly payments of principal and interest in the amount of U.S. \$1,471.59, beginning on the 17th day of March, 2015. During the sixth year and continuing thereafter until the Maturity Date (as hereinafter defined), interest will be charged at the yearly rate of 7.020% from February 17th, 2016, and Borrower shall pay monthly payments of principal and interest in the amount of U.S. \$1,552.41, beginning on the 17th day of March, 2016 and shall continue the monthly payments thereafter on the same day of each succeeding month until principal and interest are paid in full. If on February 17th, 2028, (the "Maturity Date"), Borrower still owes amounts under the Note and Security Instrument, as amended by this Agreement, Borrower will pay these amounts in full on the Maturity Date.

**UNOFFICIAL COPY**

Loan No.: 1423335635

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.

5. 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) 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.

(d) 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.

(e) 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.

# UNOFFICIAL COPY

Loan No.: 1423335635

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

03/04/2011  
Date

*Joyce Glover* (Seal)  
Joyce Glover -Borrower

\_\_\_\_\_  
Date

\_\_\_\_\_  
-Borrower

\_\_\_\_\_  
Date

\_\_\_\_\_  
-Borrower

\_\_\_\_\_  
Date

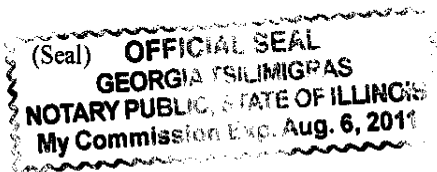
\_\_\_\_\_  
-Borrower

## BORROWER ACKNOWLEDGMENT

State of Illinois §  
County of Cook §

On this 4<sup>th</sup> day of March 2011, before me,  
Georgia Tsilimigras [name of notary], Notary Public in and for said state,  
personally appeared Joyce Glover

[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.



*Georgia Tsilimigras*  
Georgia Tsilimigras  
Type or Print Name of Notary

Notary Public, State of IL

My Commission Expires: Aug 6, 2011

# UNOFFICIAL COPY

Loan No.: 1423335635

Neighborhood Lending Services, Inc.  
-Lender

4/28/11  
-Date

By: Robin Coffey  
Robin Coffey  
Its: Assistant Deputy Director



### LENDER ACKNOWLEDGMENT

State of Illinois §  
§  
County of Cook §

On this 28th day of April, 2011, before me,  
Imelda Lopez-Blanco [name of notary], a Notary Public in and for said state, personally appeared  
Robin Coffey, Assistant Deputy Director  
[name of officer or agent, title of officer or agent] of Neighborhood Lending Services, Inc.

[name of entity]  
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]  
Imelda Lopez-Blanco  
Type or Print Name of Notary  
Notary Public, State of Illinois  
My Commission Expires: 5/28/13