

**Illinois Anti-Predatory  
Lending Database  
Program**

**Certificate of Exemption**

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

The property identified as: **PIN:** 19-13-214-023-0000

**Address:**

**Street:** 5724 S TALMAN AVENUE

**Street line 2:**

**City:** CHICAGO

**State:** IL

**ZIP Code:** 60629

**Lender:** SECRETARY OF HOUSING AND URBAN DEVELOPMENT

**Borrower:** ABELINO CASTANEDA

**Loan / Mortgage Amount:** \$18,769.32

This property is located within the program area and is exempt from the requirements of 765 ILCS 77/70 et seq. because it is government property.

**Certificate number:** 3A5CA795-BE59-4CB1-A257-1F50DEEF357B

**Execution date:** 05/07/2010

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RECORDING REQUESTED BY BAC Home Loans Servicing, LP Attn: Home Retention Division 7105 Corporate Drive (PTX-B-36) Plano, TX 75024 264071	HOME RETENTION RECORDING DEPT. - FNMA ATTN: RAMONA TONG DEE BAC HOME LOANS SERVICING, LP 100 BEECHAM DRIVE, STE. 104 PITTSBURGH, PA 15205 888-259-3004 EXT. 2230
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Doc ID #: 000181835150 MOD

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

### LOAN MODIFICATION AGREEMENT (Fixed Interest Rate)

This Loan Modification Agreement ("Agreement"), made this 7th day of May, 2010, between ABELINO CASTANEDA (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 4th day of January, 2008 in the amount of 177,000.00, 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 5724 S TALMAN AVE, CHICAGO, IL 60629.

The real property described being set forth as follows:

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

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):

- Prev. Recorded 1-22-2008  
 DOC # 0802256042  
 PIN # 19-13-214-023-0000
- As of the 1st day of June, 2010, the amount payable under the Note and Security Instrument (the "Unpaid Principal Balance") is U.S. \$195,769.32, 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 at the yearly rate of 6.875% from the 1st day of June, 2010. The Borrower promises to make monthly payments of principal and interest of U.S. 1,320.97 beginning on the July 1, 2010, 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 January, 2038 (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 Instrument and that contains any such terms and provisions as those referred to in (a) above.
- 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.
- 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.
- 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

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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.

Abelino Castaneda Dated: 05/17/2010  
ABELINO CASTANEDA

STATE OF Illinois

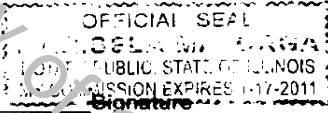
COUNTY OF Cook

On May 17, 2010 before me, Marisela Mayorga Notary Public, personally appeared  
Abelino Castaneda

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 signatures (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.

Marisela Mayorga  
MARISELA MAYORGA



DO NOT WRITE BELOW THIS LINE.

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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 L. Smith*

FEB 22 2011

JAMES L. SMITH, PRESIDENT

STATE OF Colorado COUNTY OF Broomfield

On 02/22/2011 before me, FOUA HER Notary Public, personally appeared

*James L. Smith*

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.

*Foua Her*

Signature

FOUA HER



My Comm. Expires August 13, 2014

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CASTANEDA/ARELLINO

LEGAL DESCRIPTION

**Section-Township:** 13-30-10

**SubDiv-Condo:** CHICAGOT&TR/P/L/28#1

**Lot #:** 1

**Block #: Part of Lot:**

Property of Cook County Clerk's Office