

# UNOFFICIAL COPY



Doc#: 1205910018 Fee: \$46.25  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/28/2012 10:40 AM Pg: 1 of 4

When Recorded Return To:  
Indecomm Global Services  
2925 Country Drive  
St. Paul, MN 55117  
77540003

GMAC Mortgage, LLC

Prepared by:  
Address: 3451 Hammond Avenue  
Waterloo, IA 50702-5345

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

0306039289

Loan No: 306039289

This Loan Modification Agreement ("Agreement"), made this 31st day of October 2003, between JAIME REGALADO and IVETTE C REGALADO ("Borrower") and GMAC Mortgage Corporation ("Lender"), amends and supplements (1) the Mortgage, Deed of Trust or Deed to Secure Debt (the "Security Instrument"), dated April 30, 1998, in the original principal sum of U.S. \$104,959.00, and recorded on 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 3022 N SAWYER AVENUE, CHICAGO IL, 60618 the real property described being set forth as follows:

RC# 98-363882 05/04/1998  
See Attached Sheet.

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):

- As of November 01, 2003, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U. S. \$106,789.90, consisting of the amount(s) loaned to the Borrower by the Lender and any interest capitalized to date.
- 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 6.000%, from November 01, 2003. The Borrower promises to make monthly payments of principal and interest of U.S. \$694.13 beginning on the 1st day of December 2003, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. If on May 01, 2028 (the "Maturity Date"), the Borrower still owes amounts under the Note and the Security Instrument, as amended by this Agreement, the Borrower will pay these amounts in full on the Maturity Date.  
The Borrower will make such payments at 3451 Hammond Avenue, Waterloo, IA 50702-5345 or at such other place as the Lender may require.
- If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in the Borrower is sold or transferred and the Borrower is not a natural person) without the Lender's prior written consent, the Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument.  
If the Lender exercises this option, the Lender shall give the 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 the Borrower must pay all sums secured by this Security Instrument. If the Borrower fails to pay these sums prior to the expiration of this period, the Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on the Borrower.
- The Borrower also will comply with all other covenants, agreements, and requirements of the

\* Capitalized Amount \$8,012.27

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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 the 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; and
- b) all terms and provisions of any adjustable rate rider 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. 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 of the terms and provisions thereof, as amended by this Agreement.

6. Borrower releases Servicer, its subsidiaries, affiliates, agents, officers and employees, from any and all claims, damages or liabilities of any kind existing on the date of this Agreement, which are in any way connected with the origination and/or servicing of the Loan, and/or events which resulted in Borrower entering into this Agreement. Borrower waives any rights which Borrower may have under federal or state statutes or common law principle which may provide that a general release does not extend to claims which are not known to exist at the time of execution, including without limitation (if applicable), California Civil code Sec. 1542, which provides as follows: A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM MUST HAVE MATERIALLY AFFECTED HIS SETTLEMENT WITH THE DEBTOR.

GMAC Mortgage Corporation (Seal)  
Lender

By Kristi M. Caya  
Kristi M. Caya  
Limited Signing Officer



State of Iowa)  
County of Black Hawk) ss

On the 13<sup>th</sup> day of November, 2003, before me personally came Kristi M. Caya, Limited Signing Officer of GMAC Mortgage Corporation, 3451 Hammond Avenue, Waterloo, Iowa 50702, to me known who, being by me duly sworn, did depose and say that the corporation described in and which executed the foregoing instrument; that (s)he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation and that (s)he signed his/her name thereto by like order.

Jaylynn Knebel  
Notary Public

JAYLYNN KNEBEL  
Iowa Notarial Seal  
Commission Number: 717795  
My Commission Expires 8-5-05

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[Space Below This Line For Acknowledgments]

Jaime Regalado (Seal)  
JAIME REGALADO  
Borrower

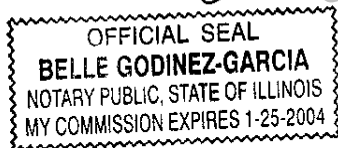
Ivette Regalado (Seal)  
IVETTE C REGALADO  
Borrower

State of Illinois }  
County of COOK } ss

On November 10, 2003, before me Belle Godinez Garcia, personally appeared JAIME REGALADO and IVETTE C REGALADO, 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 the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Belle Godinez Garcia



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CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1401 007732234 F2  
STREET ADDRESS: 3022 N. SAWYER AVE.  
CITY: CHICAGO COUNTY: COOK  
TAX NUMBER: 13-26-212-034-0000

LEGAL DESCRIPTION:

LOT 15 IN BLOCK 15 IN AVONDALE BEING A SUBDIVISION OF LOTS 1, 2, 5 AND 6 IN BRAND'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WITH THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

98363882

Property of Cook County Clerk's Office



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