

UNOFFICIAL COPY

When Recorded Return To:
CitiMortgage, Inc.
Attn: Loss Mitigation Department #0010
5280 Corporate Drive
Frederick, MD 21703

MERS MIN#100053030006550967
MERS PHONE # 1-888-679-6377

Loan # 2001961914

LOAN MODIFICATION AGREEMENT (PROVIDING FOR FIXED INTEREST RATE/CAPITALIZATION)

This Loan Modification Agreement ("Agreement"), made 3/11/11, between MICHAEL A MAYS ("Borrower") residing at 309 N WOLCOTT ST, THORNTON, IL, 60476-1255 and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. by assignment as Mortgagee of record (solely as nominee for Lender and Lender's successors and assigns) ("Lender") having offices at 5280 Corporate Drive, Frederick, MD 21703, amends and supplements (1) the Mortgage, Deed of Trust, or Deed to Secure Debt (the "Security Instrument") dated 08/20/04 and recorded on 09/16/04, Document number 0426026161, Book number na, Page na in 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 309 N WOLCOTT STREET, THORNTON, IL, 60476, the real property described as being set forth as follows:

(SEE ATTACHED LEGAL DESCRIPTION)

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 03/11/11, the amount payable under the Note and Security Instrument (the "Unpaid Principal Balance") is U.S. \$ 74,262.86. The Borrower acknowledges that interest has accrued but has not been paid and the Lender has incurred, paid or otherwise advanced taxes, insurance premiums and other expenses necessary to protect or enforce its interest in the Note and the Security Instrument, and that such interest, costs and expenses in the total amount of \$ 3,521.68, have been added to the indebtedness under the terms of the Note and Security Instrument and the loan re-amortized over 360 months. When payments resume on 04/01/11, the New Unpaid Principal Balance will be \$ 77,784.54.

TAX ID # 29-34-101004-0000

2. The Borrower promises to pay the New Unpaid Principal Balance, plus Interest, to the order of Lender. Interest will be charged on the Unpaid Principal Balance at the yearly rate of 4.875% effective 03/01/11 (the "Interest Change Date"). The Borrower promises to make monthly payments of principal and interest of U.S. \$ 411.64 (which does not include amounts required for Insurance and/or Taxes) beginning on 04/01/11 and continuing thereafter on the same date of each succeeding month until principal and interest are paid in full.

If on 03/01/41 (the "Maturity Date"), the Borrower still owes amounts under the Note and Security Instrument, as amended by this Agreement, the Borrower will pay those amounts in full on the Maturity Date. All other terms stated in the Note remain the same.

The Borrower will make such payments at Post Office Box 9481, Gaithersburg, MD 20898-9481, or at such other place as the Lender may require.

3. 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 the Security Instrument.

Doc#: 1209017007 Fee: \$80.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/30/2012 09:13 AM Pg: 1 of 7



S N
P 7
S N
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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 the Security Instrument. If the Borrower fails to pay these sums prior to the expiration period, the Lender may invoke any remedies permitted by the Security Instrument without further notice or demand on the Borrower.

4. The Borrower also will comply with all the other covenants, agreements, and requirements of the Security Instrument, including without limitation, the Borrower's covenants and agreements to make all the payments of taxes, insurance premiums, assessments, escrow items, impounds, and all other payments that the Borrower is obligated to make under 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, or part of, the Note and 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. It is mutually agreed that the Security Instrument shall constitute a first lien upon the premise and that neither the obligation evidencing the aforesaid indebtedness nor the Security Instrument shall in any way be prejudiced by this Agreement, but said obligation and Security Instrument and all the covenants and agreements thereof and the rights of the parties thereunder shall remain in full force and effect except as herein expressly modified.

WITNESS WHEREOF, the parties have signed, sealed and delivered this agreement on the date above written.

2-10-12

Date

Michael A Mays
Borrower - MICHAEL A MAYS

Date

Borrower -

Date

Borrower -

Date

Borrower -

Mortgage Electronic Registration Systems, Inc.

3/12/12

3/12/12

Date

By: [Signature]
Lender -

"CitiMortgage, Inc."



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State of Missouri)
County of St Charles)

On 3/12/2012, before me appeared Larry Baumann, to me personally known, being by me duly sworn or affirmed, whose address is 1000 Technology Drive, O'Fallon, MO 63368-2240 did say that he is the Vice President Of Citimortgage, Inc., and that the seal fixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation, by authority of its Board of Directors, and Larry Baumann acknowledged said instrument to be the free act and deed of said corporation, and that such individual made such appearance before the undersigned in the City of O'Fallon, State of Missouri.



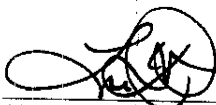
Notary Public
Lee Kee Robinson, Sr.
My Commission Expires: May 20th, 2013



LEE KEE ROBINSON, SR.
My Commission Expires
May 20, 2013
St. Louis County
Commission #09462618

State of Missouri)
County of St Charles)

On 3/12/2012, before me appeared Larry Baumann, to me personally known, being by me duly sworn or affirmed, whose address is 1000 Technology Drive, O'Fallon, MO 63368-2240 did say that he is an Assistant Secretary of Mortgage Electronic Registration Systems, Inc., and that the seal fixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation, by authority of its Board of Directors, and Larry Baumann acknowledged said instrument to be the free act and deed of said corporation, and that such individual made such appearance before the undersigned in the City of O'Fallon, State of Missouri.



Notary Public
Lee Kee Robinson, Sr.
My Commission Expires: May 20th, 2013



LEE KEE ROBINSON, SR.
My Commission Expires
May 20, 2013
St. Louis County
Commission #09462618

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ALL-PURPOSE ACKNOWLEDGMENT

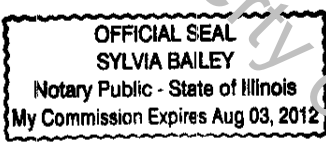
State of Illinois

County of Cook

On Feb. 10, 2012 before me, Sylvia Bailey
DATE NAME OF NOTARY PUBLIC

personally appeared Michael A. Mays
NAME(S) OF SIGNER(S)

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), an 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.

Place Notary Seal or Stamp Here

Sylvia Bailey
SIGNATURE OF NOTARY

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it may prove valuable to persons relying on this Acknowledgment and could prevent fraudulent reattachment of this certificate to another document.

DESCRIPTION OF ATTACHED DOCUMENT

**THIS CERTIFICATE
MUST BE ATTACHED
TO THE DOCUMENT
DESCRIBED AT RIGHT**

Loan Modification Agreement
TITLE OR TYPE OF DOCUMENT

1
NUMBER OF PAGES

Feb. 10, 2012
DATE OF DOCUMENT

NA
SIGNER(S) OTHER THAN NAMED ABOVE

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Legal Description:

A PARCEL OF LAND LOCATED IN THE STATE OF ILLINOIS, COUNTY OF COOK, WITH A SITUS ADDRESS OF 309 N WOLCOTT ST, THORNTON, IL 60476-1255 CURRENTLY OWNED BY MAYS MICHAEL A HAVING A TAX ASSESSOR NUMBER OF 29-34-101-004-0000 AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS L9 B6 THORNTON NW1/4 S34 T36N R14E AND DESCRIBED IN DOCUMENT NUMBER 682885 RECORDED 10/06/1995.

Property of Cook County Clerk's Office

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Prepared By: Loan Modification Processing Dept.

CitiMortgage, Inc.
1000 Technology Drive (M.S. 321)
O'Fallon, MO 63368-2240
1-866-272-4749

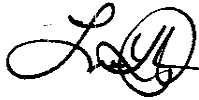
Acct # 2001961914

APN #

Tax Id / Parcel #

Legal Descpt: #

This is to certify this INSTRUMENT was prepared by Lee Kee Robinson Sr. CITI MORTGAGE Inc., on the parties name in the INSTRUMENT.



Lee Kee Robinson Sr.
Document Processor 2

Property of Cook County Clerk's Office

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**Recording requested by and
When recorded mail to:**

**First American Title
Loss Mitigation Title Services-LMTS
P.O. Box 27670
Santa Ana, CA 92799
Attn: LMTS**

PREPARED BY:
Lee Kee Robinson Sr.
1000 Technology Drive
O'Fallon, MO 63368

..... *[Space Above This Line For Recording Data]*.....

Loan Modification Agreement

STATE: IL
COUNTY: Cook
ORDER #: 7148675
PIN#: 29-34-101004-0000

**THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(ADDITIONAL RECORDING FEE APPLIES)**

Property of Cook County Clerk's Office