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Illinois Anti-Predatory Lending Database Program

Certificate of Exemption

Doc#: 1215219092 Fee: \$52.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/31/2012 02:34 PM Pg: 1 of 8

Report Mortgage Fraud
800-532-8785

The property identified as: PIN: 19-36-406-040-0000

Address:

Street: 2650 84TH STREET

Street line 2:

City: CHICAGO

State: IL

ZIP Code: 60652

Lender: NEIGHBORHOOD LENDING SERV

Borrower: CHARLES DAVIS JR

Loan / Mortgage Amount: \$294,745.41

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: F08CC214-7879-4272-B7A6-4F74313AF087

Execution date: 08/04/2012

S
P
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SCY
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INT

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11975902

Return To:
DMI
1 Corporate Dr Suite 360
Lake Zurich IL 60047
Prepared By: Patricia Kozlowski

LOAN MODIFICATION AGREEMENT (Providing for Step Interest Rate)

Loan Number: 1423332830

This Loan Modification Agreement ("Agreement"), made this 4th day of August, 2010, between CHARLES DAVIS JR, Borrower, CHARLES DAVIS JR, Assumed Borrower

NEIGHBORHOOD LENDING SERV

("Borrower") and

("Lender"), amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument"), dated April 27, 2007 and recorded in the NA Records of Cook County on 5/24/07 [Name of Records] NA [County and State, or other Jurisdiction]

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LOAN MODIFICATION AGREEMENT - Single-Family - Fannie Mae Uniform Instrument - Providing For Step Interest Rate Amended to include Notary Acknowledgments and other information VMP © Wolters Kluwer Financial Services ©2009, 2008

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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

2650W 84TH ST
CHICAGO, IL 60652

[Property Address]

the real property described being set forth as follows:
SEE ATTACHED

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 August 4, 2010, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. \$ 294,745.41, consisting of the unpaid amount(s) loaned to Borrower by Lender plus any interest and other amounts capitalized.
- Borrower promises to pay the Unpaid Principal Balance, plus interest, to the order of Lender. Interest will be charged on the Unpaid Principal Balance at an annual interest rate and Borrower promises to pay monthly payments in U.S. dollars on the same day of each succeeding month according to the following schedule until principal and interest are paid in full:

INTEREST RATE CHANGE DATE	INTEREST RATE	NUMBER OF MONTHLY PAYMENTS DUE STARTING ON	MONTHLY PAYMENT AMOUNT
08/01/2010	2.000%	36 monthly principal & interest payments starting on 09/01/2010	\$976.38 monthly principal & interest payment
08/01/2013	3.000%	12 monthly principal & interest payments starting on 09/01/2013	\$1,122.03 monthly principal & interest payment
08/01/2014	4.000%	12 monthly principal & interest payments starting on 09/01/2014	\$1,274.73 monthly principal & interest payment
08/01/2015	5.000%	12 monthly principal & interest payments starting on 09/01/2015	\$1,433.34 monthly principal & interest payment
08/01/2016	6.420%	348 monthly principal & interest payments starting on 09/01/2016	\$1,667.86 monthly principal & interest payment

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If on August 1, 2045 (the "Maturity Date"), Borrower still owes amounts under the Note and the Security Instrument, as amended by this Agreement, Borrower will pay these amounts in full on the Maturity Date.

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, 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.
5. Borrower understands and agrees that
- 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.
 - 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 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.

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- (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.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.
SIGNATURE PAGES FOLLOW.

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Charles James Jr 8/24/10 (Seal)
CHARLES JR -Borrower

____ (Seal)
____ -Borrower

____ (Seal)
____ -Borrower

____ (Seal)
____ -Borrower

____ (Seal)
____ -Borrower

____ (Seal)
____ -Borrower

____ (Seal)
____ -Borrower

____ (Seal)
____ -Borrower

BORROWER ACKNOWLEDGMENT

State of Illinois

County of

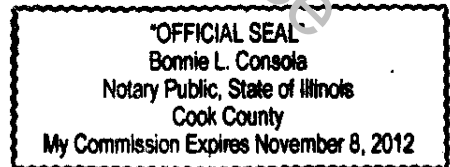
This instrument was acknowledged before me on 8-24-10

CHARLES JR

by

My commission expires: Nov-8, 2012

Bonnie L. Consola
Notary Public



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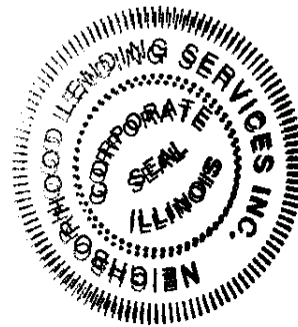
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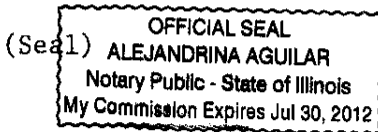
(Seal)
-Lender

By: Robin Coffey
Its: Asst. Deputy Director

LENDER ACKNOWLEDGMENT

State of Illinois)
County of Cook)

This instrument was acknowledged before me on 1st Day of September 2010 by
Robin Coffey, Asst. Deputy Director,
as attorney-in-fact for
NEIGHBORHOOD LENDING SERV



Alejandrina Aguilar
NOTARY PUBLIC
My Commission Expires: 7/30/2012

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Exhibit "A"

LEGAL DESCRIPTION:

LOT 81 AND THE WEST 7.25 FEET OF LOT 82 IN HARRY M. QUINN MEMORIAL ADDITION TO BEVERLY UNIT NO. 1, A SUBDIVISION OF THE WEST ½ OF THE SOUTH EAST ¼ OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON APRIL 18, 1956 AS DOCUMENT NUMBER 1664140, IN COOK COUNTY, ILLINOIS.

PIN# 19-36-406-040

Cook County Clerk's Office