

After Recording Return To:
RUTH RUHL, P.C.
Attn: Recording Department
2801 Woodside Street
Dallas, Texas 75204

Prepared By:
RUTH RUHL, P.C.
2801 Woodside Street
Dallas, TX 75204

[Space Above This Line For Recording Data]

Loan No.: 1423322534

LOAN MODIFICATION AGREEMENT
(Providing for Step Interest Rate)

This Loan Modification Agreement ("Agreement"), effective this 1st day of September, 2012, between Theresa Williams
and Neighborhood Lending Services

(**"Borrower/Grantor"**)
(**"Lender/Grantee"**),
amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument"), and Timely Payment Rewards Rider, if any, dated May 7th, 2004 and recorded in Book/Liber N/A, Page N/A, Instrument No. 0413233195, 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 3436 West 13th Place, Chicago, Illinois 60623

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the real property described being set forth as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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 September 1st, 2012, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. \$170,714.85, 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 three years at the yearly rate of 3.000% from September 1st, 2012, and Borrower promises to pay monthly payments of accrued interest in the amount of U.S. \$426.79, beginning on the 1st day of October, 2012. During the fourth year and continuing thereafter until the Maturity Date (as hereinafter defined), interest will be charged at the yearly rate of 5.920% from September 1st, 2015, and Borrower shall pay monthly payments of principal and interest in the amount of U.S. \$950.29, beginning on the 1st day of October, 2015 and shall continue the monthly payments hereafter on the same day of each succeeding month until principal and interest are paid in full. If on June 1st, 2014 (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.

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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.

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 charge 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.

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Loan No.: 1423322534

9/27/12
Date

[Signature] (Seal)
Theresa Williams -Borrower

Date

(Seal)
-Borrower

Date

(Seal)
-Borrower

Date

(Seal)
-Borrower

BORROWER ACKNOWLEDGMENT

State of Illinois §
County of Cook §

On this 29th day of SEPT.,
Wendolyn Reid personally appeared Theresa Williams

, 2012, before me,
[name of notary], a Notary Public in and for said state,

[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.

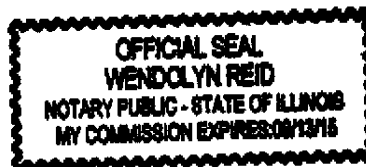
(Seal)

Wendolyn Reid
WENDOLYN REID Notary Signature

Type or Print Name of Notary

Notary Public, State of ILLINOIS

My Commission Expires: 9/13/15



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Loan No.: 1423322534

Neighborhood Lending Services

-Lender

11/1/2012 -Date

By: *Versi Garrett*
VERSİ GARRETT
Its: *Director of Lending*

LENDER ACKNOWLEDGMENT

State of Illinois §
County of Cook §

On this 1st day of November, 2012, before me, Alejandrina Terrones-Aguilar [name of notary], a Notary Public in and for said state, personally appeared Versi Garrett, Director of Lending [name of officer or agent, title of officer or agent] of Neighborhood Lending Service.

[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)



Alejandrina Terrones-Aguilar
Notary Signature
Alejandrina Terrones-Aguilar
Type or Print Name of Notary
Notary Public, State of Illinois
My Commission Expires: 8/7/2016

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Loan No.: 1423322534

BALLOON ADDENDUM

THIS ADDENDUM is made this 1st day of September, 2012, and is incorporated into and shall be deemed to amend and supplement the Loan Modification Agreement of the same date, given by the undersigned (the "Borrower") which modifies Borrower's Note and Security Instrument to Neighborhood Lending Services

(the "Lender")

and covers the Property located at:


3436 West 13th Place, Chicago, Illinois 60623
[Property Address]

In addition to the agreements made in the Loan Modification Agreement, Borrower and Lender further agree as follows:

"THIS LOAN MUST EITHER BE PAID IN FULL AT MATURITY OR CONVERTED TO A MARKET LEVEL FIXED RATE OVER THE EXTENDED REMAINING TERM. YOU MUST REPAY THE ENTIRE PRINCIPAL BALANCE OF THE LOAN AND UNPAID INTEREST THEN DUE IF YOU DO NOT QUALIFY. THE LENDER IS UNDER NO OBLIGATION TO REFINANCE THE LOAN. YOU WILL, THEREFORE, BE REQUIRED TO MAKE PAYMENT OUT OF OTHER ASSETS THAT YOU MAY OWN, OR YOU WILL HAVE TO FIND A LENDER, WHICH MAY BE THE LENDER YOU HAVE THIS LOAN WITH, WILLING TO LEND YOU THE MONEY. IF YOU REFINANCE THIS LOAN AT MATURITY, YOU MAY HAVE TO PAY SOME OR ALL OF THE CLOSING COSTS NORMALLY ASSOCIATED WITH A NEW LOAN EVEN IF YOU OBTAIN REFINANCING FROM THE SAME LENDER."

By signing below, Borrower accepts and agrees to the terms and covenants contained herein.

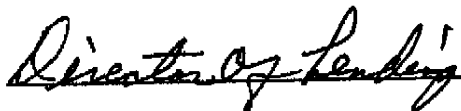
Neighborhood Lending Services _____ (Seal)
-Lender

 _____ (Seal)
Theresa Williams -Borrower

_____ (Seal)
-Borrower

By:  _____ (Seal)
VERSI GARRETT

_____ (Seal)
-Borrower

Its:  _____ (Seal)

_____ (Seal)
-Borrower

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EXHIBIT "A"

LEGAL DESCRIPTION

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN CITY OF CHICAGO, COOK COUNTY, ILLINOIS BEING KNOWN AS THAT PART OF LOTS 21 TO 42 BOTH INCLUSIVE IN BLOCK 4 IN D.S. GOODWINS SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 90 DEGREES EAST ALONG THE SOUTH LINE THEREOF 207.57 FEET TO THE POINT AND PLACE OF BEGINING; THENCE CONTINUE NORTH 90 DEGREES 00'00" EAST ALONG SAID SOUTH LINE 26.0 FEET; THENCE NORTH 00'20'03" WEST 149.39 FEET; THENCE SOUTH 89 DEGREES 58'19" WEST 26.0 FEET; THENCE SOUTH 00 DEGREE 20'03" EAST 149.38 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS AND BEING MORE FULLY DESCRIBED IN INSTRUMENT 0413233194 RECORDED ON 05/11/2004 AMONG THE LAND RECORDS OF COOK COUNTY, IL.

BEING THE SAME PROPERTY CONVEYED TO THERESA WILLIAMS BY DEED FROM WEST VILLAGE JV, LC DATED 05/07/2004, recorded 05/11/2004, INSTRUMENT 0413233194

Parcel ID Number: 16-23-203-011-0000