

# UNOFFICIAL COPY



Doc#: 1305739040 Fee: \$50.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/26/2013 10:25 AM Pg: 1 of 7

Recording Requested By/Return To:  
**JPMORGAN CHASE BANK, N.A.**  
**CHASE RECORDS CENTER**  
**RE: COLLATERAL TRAILING**  
**DOCUMENTS**  
**PO BOX 8000**  
**MONROE, LA 71203**

This Instrument Prepared By:  
**JPMORGAN CHASE BANK, N.A.**  
**3415 VISION DRIVE**  
**COLUMBUS, OHIO 43219-6009**

[Space Above This Line For Recording Data]

## LOAN MODIFICATION AGREEMENT

Loan Number 1744023439

Borrower ("I")<sup>1</sup>: **STANLEY NYKAZA AND DIANE NYKAZA HUSBAND AND WIFE**  
Lender ("Lender"): **JPMORGAN CHASE BANK, NA**  
Date of First Lien Security Instrument (the "Mortgage") and Note (the "Note"): **APRIL 19, 2005**  
Loan Number: **1744023439** (the "Loan")  
Property Address: **18458 WILLOW LN, LANSING, ILLINOIS 60438** (the "Property")

### LEGAL DESCRIPTION:

THE LAND REFERRED TO IN THIS POLICY IS SITUATED IN THE STATE OF ILLINOIS, COUNTY OF COOK, CITY OF LANSING, AND DESCRIBED AS FOLLOWS: LOT 11 IN MAPLE TERRACE ESTATES, BEING A SUBDIVISION OF PART OF THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE NORTHEAST FRACTIONAL 1/4 OF SECTION 5, TOWNSHIP 35 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. APN: 30-32-404-056-0000

REFERENCE NUMBERS OF DOCUMENTS MODIFIED:  
RECORDED APRIL 28, 2005 INSTRUMENT NO. 0511835212

Tax Parcel No: 30-32-404-056-0000

If my representations in Section 1 continue to be true in all material respects, then the provisions of Section 2 of this Loan Modification Agreement ("Agreement") will, as set forth in Section 2, amend and supplement (i) the Mortgage on the Property, and (ii) the Note secured by the Mortgage. The Mortgage and Note together, as may previously have been amended, are referred to as the "Loan

<sup>1</sup> If there is more than one Borrower or Mortgagor executing this document, each is referred to as "I". For purposes of this document words signifying the singular (such as "I") shall include the plural (such as "we") and vice versa where appropriate.



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Documents." Capitalized terms used in this Agreement have the meaning given to them in the Loan Documents.

I have provided confirmation of my financial hardship and documents to permit verification of all of my income to determine whether I qualify for the offer described in this Agreement. This Agreement will not take effect unless and until the Lender signs it.

1. **My Representations.** I represent to the Lender and agree:

- A. I am experiencing a financial hardship, and as a result, am either in default under the Loan Documents or a default is imminent.
- B. The Property is neither in a state of disrepair, nor condemned.
- C. There has been no change in the ownership of the Property since I signed the Loan Documents.
- D. I am not a party to any litigation involving the Loan Documents, except to the extent I may be a defendant in a foreclosure action.
- E. I have provided documentation for **all** income that I earn.
- F. All documents and information I provide pursuant to this Agreement are true and correct.

2. **The Modification.** The Loan Documents are hereby modified as of **FEBRUARY 01, 2013** (the "Modification Effective Date"), and all unpaid late charges are waived. The Lender agrees to suspend any foreclosure activities so long as I comply with the terms of the Loan Documents, as modified by this Agreement. The Loan Documents will be modified, and the first modified payment will be due on the date set forth in this Section 2:

- A. The Maturity Date will be: **JANUARY 01, 2053.**
- B. The modified principal balance of my Note will include all amounts and arrearages that will be past due (excluding unpaid late charges) and may include amounts towards taxes, insurance, or other assessments. The new principal balance of my Note is **\$160,144.92** (the "New Principal Balance").
- C. **\$13,174.92** of the New Principal Balance shall be deferred (the "Deferred Principal Balance"), and I will not pay interest or make monthly payments on this amount. The New Principal Balance less the Deferred Principal Balance shall be referred to as the "Interest Bearing Principal Balance," and this amount is **\$146,970.00**. The Interest Bearing Principal Balance will re-amortize over **480** months.

Interest will begin to accrue as of **JANUARY 01, 2013**. The first new monthly payment on the New Principal Balance will be due on **FEBRUARY 01, 2013**, and monthly on the same date thereafter.



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This Section 2.C does Not apply To the repayment of any Deferred Principal Balance And such a balance will be repaid In accordance With Section 2.D. My payment schedule For the modified Loan Is As follows:

I promise to pay interest on the Interest Bearing Principal Balance at the rate of **4.250%** annually. I promise to make consecutive monthly payments of principal and interest in the amount of **\$637.29**, which is an amount sufficient to amortize the Interest Bearing Principal Balance over a period of **480** months.

The Deferred Principal Balance of **\$13,174.92** will be due on the maturity date unless due earlier in accordance with Section 2.D.

The above terms in this Section 2.C shall supersede any provisions to the contrary in the Loan Documents, including but not limited to provisions for an adjustable or step interest rate.

- D. I agree to pay in full (i) the Deferred Principal Balance, if any; and (ii) any other amounts still owed under the Loan Documents, by the earliest of the date I sell or transfer an interest in the Property, subject to Section 3.E below, the date I pay the entire Interest Bearing Principal Balance, or the Maturity Date.
- E. I will be in default if I do not (i) pay the full amount of a monthly payment on the date it is due, or (ii) comply with the terms of the Loan Documents, as modified by this Agreement. If a default rate of interest is permitted under the current Loan Documents, then in the event of default, the interest that will be due on the Interest Bearing Principal Balance will be the rate set forth in Section 2.C, and there will be no interest payable on the Deferred Principal Balance, if any.
- F. If I make a partial prepayment of principal, the Lender may apply that partial prepayment first to any remaining Deferred Principal Balance before applying such partial prepayment to other amounts due under this Agreement or the Loan Documents.
3. **Additional Agreements.** I agree to the following:
- A. That this Agreement shall supersede the terms of any modification, forbearance, or workout plan, if any, that I previously entered into with the Lender.
- B. To comply, except to the extent that they are modified by this Agreement, or by the U.S. Bankruptcy Code, with all covenants, agreements, and requirements of the Loan Documents including my agreement to make all payments of taxes, insurance premiums, assessments, impounds, and all other payments, the amount of which may change periodically over the term of my Loan. This Agreement does not waive future escrow requirements. If the Loan includes collection for tax and insurance premiums, this collection will continue for the life of the Loan.
- C. That the Loan Documents are composed of valid, binding agreements, enforceable in accordance with their terms.



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- D. That all terms and provisions of the Loan Documents, except as expressly modified by this Agreement, or by the U.S. Bankruptcy Code, remain in full force and effect; nothing in this Agreement shall be understood or construed to be a satisfaction or release in whole or in part of the obligations contained in the Loan Documents; and that except as otherwise specifically provided in, and as expressly modified by, this Agreement, or by the U.S. Bankruptcy Code, the Lender and I will be bound by, and will comply with, all of the terms and provisions of the Loan Documents.
- E. That, as of the Modification Effective Date, notwithstanding any other provision of the Loan Documents, I agree as follows: If all or any part of the Property or any interest in it is sold or transferred without the Lender's prior written consent, the Lender may, at its option, require immediate payment in full of all sums secured by the Mortgage. However, the Lender shall not exercise this option if federal law prohibits the exercise of such option as of the date of such sale or transfer. If the Lender exercises this option, the Lender shall give me notice of acceleration. The notice shall provide a period of not less than thirty (30) days from the date the notice is delivered or mailed within which I must pay all sums secured by the Mortgage. If I fail to pay these sums prior to the expiration of this period, the Lender may invoke any remedies permitted by the Mortgage without further notice or demand on me.
- F. That, as of the Modification Effective Date, a buyer or transferee of the Property will not be permitted, under any circumstance, to assume the Loan. In any event, this Agreement may not be assigned to, or assumed by, a buyer of the Property.
- G. If any document is lost, misplaced, misstated, or inaccurately reflects the true and correct terms and conditions of the Loan Documents as amended by this Agreement, within ten (10) days after my receipt of the Lender's request, I will execute, acknowledge, initial, and deliver to the Lender any documentation the Lender deems necessary to replace or correct the lost, misplaced, misstated or inaccurate document(s). If I fail to do so, I will be liable for any and all loss or damage which the Lender reasonably sustains as a result of my failure.
- H. All payment amounts specified in this Agreement assume that payments will be made as scheduled.
- I. That, if Borrower is in bankruptcy upon execution of this document, Borrower will cooperate fully with Lender in obtaining any required bankruptcy court and trustee approvals in accordance with local court rules and procedures. Borrower understands that if such approvals are not received, then the terms of this Agreement will be null and void. If this Agreement becomes null and void, the terms of the original Loan Documents shall continue in full force and effect and such terms shall not be modified by this Agreement.
- J. If the Borrower(s) received a discharge in a Chapter 7 bankruptcy subsequent to the execution of the Loan Documents, the Lender agrees that such Borrower(s) will not have personal liability on the debt pursuant to this Agreement.



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- K. That in agreeing to the changes to the original Loan Documents as reflected in this Agreement, the Lender has relied upon the truth and accuracy of all of the representations made by the Borrower(s), both in this Agreement and in any documentation provided by or on behalf of the Borrower(s) in connection with this Agreement. If the Lender subsequently determines that such representations or documentation were not truthful or accurate, the Lender may, at its option, rescind this Agreement and reinstate the original terms of the Loan Documents as if this Agreement never occurred.
- L. I acknowledge and agree that if the Lender executing this Agreement is not the current holder or owner of the Note and Mortgage, that such party is the authorized servicing agent for such holder or owner, or its successor in interest, and has full power and authority to bind itself and such holder and owner to the terms of this modification.

**THIS WRITTEN LOAN AGREEMENT REPRESENTS THE FINAL AGREEMENT BETWEEN THE PARTIES AND MAY NOT BE CONTRADICTED BY EVIDENCE OF PRIOR, CONTEMPORANEOUS OR SUBSEQUENT ORAL AGREEMENTS OF THE PARTIES. THERE ARE NO UNWRITTEN ORAL AGREEMENTS BETWEEN THE PARTIES.**

(SIGNATURES CONTINUE ON FOLLOWING PAGES)



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Loan Number 1744023439

## TO BE SIGNED BY BORROWER ONLY

**BORROWER SIGNATURE PAGE TO MODIFICATION AGREEMENT BETWEEN JPMORGAN CHASE BANK, NA And STANLEY NYKAZA AND DIANE NYKAZA HUSBAND AND WIFE, LOAN NUMBER 1744023439 WITH A MODIFICATION EFFECTIVE DATE OF February 01, 2013**

In Witness Whereof, the Borrower(s) have executed this agreement.

Stanley Nykaza  
Borrower - **STANLEY NYKAZA**

Date: 12, 28, 2012

Diane Nykaza  
Borrower - **DIANE NYKAZA**

Date: 12, 28, 2012

State of **ILLINOIS**

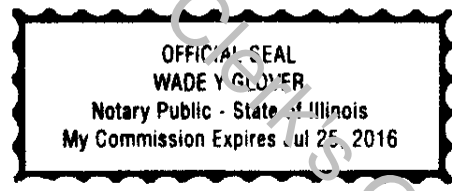
County of Cook ) ss.

This instrument was acknowledged before me on 12/28/2012  
by **STANLEY NYKAZA and DIANE NYKAZA.**

Waide Y. Glover  
Signature of Notary Public  
Typed or printed name: WAIDE Y. GLOVER

(SEAL)

My Commission expires: 07/25/16



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## TO BE SIGNED BY LENDER ONLY

LENDER SIGNATURE PAGE TO MODIFICATION AGREEMENT BETWEEN JPMORGAN CHASE BANK, NA And STANLEY NYKAZA AND DIANE NYKAZA HUSBAND AND WIFE, LOAN NUMBER 1744023439 WITH A MODIFICATION EFFECTIVE DATE OF February 01, 2013

In Witness Whereof, the Lender has executed this Agreement.

Lender

JPMORGAN CHASE BANK, NA

By: Taccara Roberts

Printed Name:

Taccara Roberts  
Vice President

Date:

2.6.13



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State of COLORADO  
County of DENVER

The foregoing instrument was acknowledged before me this 6 day of Feb., 2013 by Taccara Roberts, Vice President of JPMORGAN CHASE BANK, NA, a national banking association.

<p>SIAVON MOORE NOTARY PUBLIC [SEAL] STATE OF COLORADO MY COMMISSION EXPIRES 1-27-2015</p>	<p><u>Siavon Moore</u> (signature of person taking acknowledgment) Printed Name: <u>Notary</u> (title or rank)</p>
<p>(serial number, if any)</p>	

My Commission expires: 1-27-15

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