

**UNOFFICIAL COPY**

Doc#: 1320408291 fee: \$60.00  
Date: 07/23/2013 01:31 PM Pg: 1 of 7  
Cook County Recorder of Deeds  
\*RHSP:\$9.00 RPRF:\$1.00 FEES Applied

Prepared by:  
Cenlar FSB  
425 Phillips Blvd  
Ewing NJ 08618

Record and Return to:  
Blackstone Settlement Services  
305 Old York Rd  
Jenkintown PA 19046

Property of Cook County Clerk's Office

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[Space Above This Line For Recording Data]

## MODIFICATION AGREEMENT

This modification agreement is made and entered into as of March 13, 2013 (the "Effective Date"), by and between, Centar FSB, ("Servicer") and ALIDA RAMOS and GLADYS RAMOS ("Borrower").

### RECITALS

- A. Servicer is the holder or servicing agent of the holder of that certain Promissory Note ("Note") dated 03/03/2008, executed by Borrower or Borrower's predecessor-in-interest in the original principal sum of \$140,000.00.
- B. The note evidences a loan ("Loan") to Borrower or Borrower's predecessor-in-interest on 03/03/2008, in the original principal sum of \$140,000.00 along with a Deed of Trust or Mortgage ("Security Instrument") securing said Note. The Security Instrument creates a secured lien on certain real property ("Property") owned by Borrower (and is more specifically described in the Security Instrument). The Note and Security Instrument and all other loan documents related to the Loan are hereinafter collectively referred to as the "Loan Documents".
- C. Due to adverse economic circumstances, Borrower has requested Servicer to adjust the scheduled amortization of the Note to permit Borrower to meet Borrower's obligations to Servicer in full and in a timely manner. The requested adjustment will benefit Borrower, Servicer and any junior lien holder, by avoiding the possible foreclosure of the Loan by Servicer. Accordingly, it is considered to be in the best interest of all concerned to enter this Modification Agreement ("Agreement").
- D. Both Borrower and Servicer hereby agree that Servicer may, in its sole discretion, record this Agreement.

### AGREEMENT

NOW, THEREFORE, Borrower and Servicer hereby agree as follows:

#### 1. NOTE MODIFICATIONS:

##### (a) Outstanding Debt:

Borrower agrees that the unpaid principal balance due on the Note of \$132,418.94, shall be increased by \$4,985.04 the amount of the unpaid installments, interest, late charges, fees and costs, and, if applicable, any advances for unpaid property taxes and/or insurance premiums ("Unpaid Sums Due"), for a total unpaid principal balance due of \$137,403.98 ("New Balance"). Based on the consideration listed above, and other good and valuable consideration, Servicer agrees to defer and waive interest upon \$41,221.19 ("Deferred Balance") of the New Balance until the loan matures on 03/01/2053 at which time the Deferred Balance shall be immediately due and payable as a balloon payment, as well as any outstanding amounts due under the terms of the mortgage. In the event that the Deferred Balance is not paid timely as agreed or in the event of a default under this agreement or the loan documents, interest shall accrue on the Deferred Balance at the rate in effect on the loan immediately prior to maturity or the time of default, and will adjust thereafter according to the terms of the Note. Borrower agrees to the accuracy of the allegations contained in the above Recitals as well as to the authenticity and validity of each document referred to herein and to the validity of the unpaid sums due and the New Balance. Borrower agrees to pay the Unpaid Sums Due to Servicer and that he/she has no defenses, claims, or offsets with respect thereto. Interest and payments will accrue on the New Balance at the interest rates, whether adjustable, variable or fixed, provided in the Note, unless modified by this Agreement.

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**(b) New Monthly Payments, Payment Adjustments:**

Effective with the Borrower's monthly payment due 04/01/2013, Borrower's monthly principal and interest payment will be \$401.98. The estimated monthly escrow payment will be \$164.77. All payments received by Servicer will be credited towards amounts due under the loan.

**(c) New Interest Rate:**

Effective on 03/01/2013, Borrower's rate of interest will be 4.00% and will remain fixed for the remaining life of the loan.

**(d) New Maturity Date:**

The maturity date will be 03/01/2053, on which date any unpaid interest and all other sums due shall be paid in full.

**2. ESTABLISHMENT OF IMPOUND/ESCROW ACCOUNT:**

Borrower acknowledges that Servicer will establish an impound/escrow account for the collection of property taxes and insurance premiums if such account is not currently in existence. Servicer will analyze the impound/escrow account from time to time. As a result of this analysis, the escrow portion of Borrower's monthly payment may change. Borrower further acknowledges that the escrow portion of his/her monthly payment may be substantially higher than the estimate. (Note: In certain states, impound/escrow accounts do not collect for payment of taxes pertaining to Bond/Special Assessments and Irrigation/Water District).

**3. RELEASE:**

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 Loan, the servicing of the Loan, or events which lead up to or resulted in Borrower entering into this Agreement. Borrower waives any rights which Borrower may have under federal or state statute 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, California Civil Code § 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.

**4. AGREEMENT NOT TO ENCUMBER:**

Borrower agrees that it will not voluntarily or involuntarily: (i) grant any interest in or option with respect to, any of the Property; or (ii) create or permit to exist any lien, security interest, or other charge or encumbrance upon or with respect to any of the Property, except for Servicer's already existing security interest and lien, on all the Property for the benefit of itself or any party or in any manner other than that contemplated by this Agreement.

**5. CHANGE IN FINANCIAL STATUS:**

In the event Borrower or any successor or assignee, shall (i) file with any bankruptcy court of competent jurisdiction or made the subject of any petition under Title 11 of the United States Code, as amended ("Bankruptcy Code"); (ii) be the subject of any order for relief issued under the Bankruptcy Code; (iii) file or be the subject of any petition seeking any reorganization, arrangement, composition, readjustment, liquidation, dissolution or similar relief under any present or future federal or state act or law relating to bankruptcy, insolvency, or other relief for debtors; (iv) have sought, or consented to, or acquiesced in, the appointment of by any court of competent jurisdiction approving a petition filed against such party for any reorganization, any trustee, receiver, conservator, or liquidator; or, (v) be the subject of any order, judgment or decree entered arrangement composition, readjustment, liquidation, dissolution, or similar relief under any present or future federal or state act or law relating to bankruptcy, insolvency, or other relief for debtors, then, subject to court approval, Servicer shall thereupon be entitled and Borrower irrevocably consents to relief from any automatic stay imposed by Section 362 of the Bankruptcy Code or otherwise, on or against the exercise of the rights and remedies otherwise available to Servicer, including, but not limited to, immediate termination of this Agreement and filing and/or proceeding with the foreclosure and damage action, and any other remedy as otherwise provided at law in equity, and Borrower hereby irrevocably agrees that he/she shall not object to and hereby irrevocably waives his/her rights to object to Servicer's requests for such relief. This provision is a material inducement for Servicer to enter into this Agreement.

**6. NO OTHER CHANGES:**

Except as expressly adjusted by this Agreement, all of the covenants, agreements, stipulations, and conditions in the Note and the Security Instrument remain unmodified and in full force and effect. The Security Instrument continues to secure on a first and prior lien basis the due and punctual payments of the Note, as modified by this Agreement. None of Borrower's obligations or liabilities under the Security Instrument shall be diminished or released by any provisions herein. Nor shall this Agreement in any way impair, diminish, or affect any of the Borrower's rights or remedies in the Security Instrument whether such rights or remedies arise herein or by operation of law. Any inserted terms, changes or additions to this Agreement will immediately render it null and void. Borrower is encouraged to review this Agreement with his/her legal advisor prior to signing it, but by signing the below Borrower has voluntarily signed this Agreement.

**7. NO RELIANCE; CONSTRUCTION:**

Each of the parties hereto hereby declares that, prior to the execution of this Agreement, they have apprized themselves of sufficient relevant data in order that they might intelligently exercise their own judgments in deciding on the contents of this Agreement and whether to execute this Agreement. Borrower declares that his/her decision to execute this Agreement is not as a result of undue influence or duress, and not predicated on or influenced by any declarations or representations not set forth in this Agreement, by Servicer, or any other person or party or any predecessors in interest, its successors, assigns, officers, directors, employees, agents or attorneys. Each of the parties hereto hereby further acknowledges and agrees that each of them has had

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significant input in the development of this Agreement and this Agreement shall not therefore be construed.

**8. NO ORAL MODIFICATION:**

This Agreement may not be amended or modified in any way except by a written instrument executed by all of the parties hereto.

**9. SUCCESSORS AND ASSIGNS:**

This Agreement shall be binding upon and inure to the benefit of the signatories to this Agreement and each of their respective successors and assigns. The obligations of the signatories to this Agreement shall not be delegated or assigned.

**10. ATTORNEY'S FEES, JURY TRIAL WAIVER:**

In the event that any party hereto brings suit for the collection of any damages resulting from, or the injunction of any action constituting, a breach of any terms or provisions of this Agreement, then the prevailing party shall be entitled to recover all reasonable court costs and attorney's fees, at all levels.

BORROWER HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVES HIS/HER RIGHT TO A TRIAL BY JURY IN RESPECT TO ANY LITIGATION BASED HEREON OR ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS AGREEMENT, THE LOAN DOCUMENTS, ANY OTHER DOCUMENTS EXECUTED OR DELIVERED IN CONNECTION HEREWITH, AND ANY AGREEMENT CONTEMPLATED TO BE EXECUTED OR DELIVERED IN CONJUNCTION HEREWITH OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF ANY PARTY. THIS PROVISION IS A MATERIAL INDUCEMENT FOR SERVICER ENTERING INTO THIS AGREEMENT.

IN WITNESS WHEREOF, Servicer and Borrower have executed this Modification Agreement,

Borrower:

By: Alida Ramos Date: 3-19-2013  
ALIDA RAMOS

By: Gladys Ramos Date: 3-19-2013  
GLADYS RAMOS

Servicer:

By: [Signature] Date: 5/1/13  
Vice President, Cenlar FSB

**James T Dunmeyer Jr**  
**2nd Vice President**

Licensed Loan Originator: Ivette Perez

MLO License Number: 842126

Direct: 877-650-0140 Ext. 6254 Monday - Friday 8:30 a.m. - 8:00 p.m., Eastern

Fax: 877-360-9593

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## Illinois Acknowledgment

### Acknowledgment of Individual

STATE OF ILLINOIS

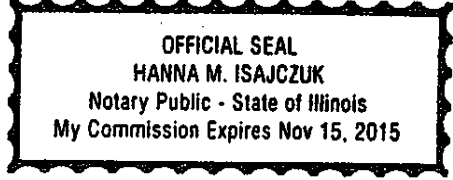
COUNTY OF Cook

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of MARCH, 2013 by ALIDA Ramos (name of person acknowledged.)

Hanna M. Isajczuk

Notary Public

(SEAL)



Printed Name: Hanna M Isajczuk

My Commission Expires:

11-15-2015

COOK County Clerk's Office

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## NOTARY'S ACKNOWLEDGEMENT

Loan Modification  
ALIDA RAMOS  
GLADYS RAMOS  
Loan# 0030888465

State Of New Jersey

County of Mercer

On this the 15<sup>th</sup> day of May, 2013 before me, Justin Toth, the undersigned officer, personally appeared James T. Dunmeyer, 2<sup>nd</sup> Vice President known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes herein contained.

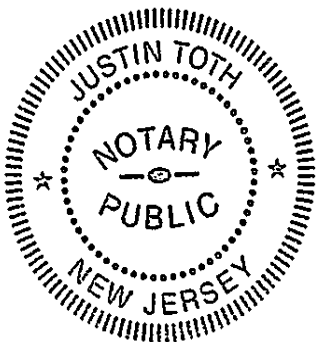
My Commission Expires

[Signature]  
Notary Public for the State of NJ

Justin Toth

Printed Name of Notary Public

JUSTIN TOTH  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires February 17, 2017



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## EXHIBIT "A"

THE NORTH 1/3 OF LOT 45 AND ALL OF LOT 16 IN BLOCK 10 IN EAST CHICAGO LAWN CAMPBELL'S SUBDIVISION OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**The property referred to in this commitment commonly known as:**

**3507 S. Albany, Chicago, IL 60629  
19-24-118-002-0000**

Property of Cook County Clerk's Office