

Investor Loan # 401144068
WHEN RECORDED MAIL TO:
ATTN - HOME RETENTION RECORDING
Bank of America, N.A.
11802 Ridge Parkway, Suite 100
Broomfield, CO 80021
Prepared by:

ORIG MTC \$ 146,575.00
New MTC \$ 134,924.97
New money \$ 0.00

Recording Requested by: Julie Romero

Bank of America, N.A.
11802 Ridge Parkway, STE 100 Broomfield, CO 80021
Document No.: 065237986307105A

488610-8888

Space Above for Recorder's Use

PREV REC INFO 3/17/2005 INSTR# 00192336

LOAN MODIFICATION AGREEMENT

(FHA Insured) (FHA-HAMP with Partial Claim)

APN: 29-25-400-072-000

Borrower ("I"): Sharon D Banks

Lender or Servicer ("Lender"): Bank of America, N.A.

Date of first-lien mortgage, deed of trust, or security deed ("Mortgage") and Note ("Note"): March 14, 2000

FHA Loan Number: 1370065842703

Property Address ("Property"): 2056 176th Place, Lansing, IL 60436

See attached Exhibit "A" for Legal Description

Recording information: Mortgage dated _____, in principal sum of _____, and recorded in _____ (County and State or Other Jurisdiction) on _____, in Liber/Book _____, Page(s) _____, Instrument Number _____.



UNOFFICIAL COPY

Important Disclosures: The Federal Housing Administration (FHA) requires that Lender provide you with information to help you understand the modified mortgage and partial claim terms that are being offered to you. Lender must timely provide you with clear and understandable written information about the terms, costs, and risks of the modified mortgage and partial claim to enable Borrower to make informed decisions. This information is included below. Please read it carefully.

If my representations in Section 1 are still true in all material respects and if I have satisfied all of the preconditions in Section 2, this Loan Modification Agreement ("Agreement") will, as set forth in Section 3, modify (1) the Mortgage on the Property and (2) the Note secured by the Mortgage. The Mortgage and Note together, as they may previously have been amended, are called the "Loan Documents." If there is more than one borrower or mortgagor executing this document, each is referred to as "I," "my" includes "our," and the singular includes the plural and vice versa. Capitalized terms used in this Agreement and not otherwise defined have the meanings set forth in the Mortgage and/or Note, as applicable.

1. My Representations I certify, represent to Lender, and agree:

- A. I am experiencing a financial hardship caused by a verifiable loss of income or increase in living expenses. As a result, (1) I am in default under the Loan Documents and (2) I do not have sufficient income or access to sufficient liquid assets to make the monthly mortgage payments due under the Loan Documents.
- B. I live in, and plan to continue to live in, the Property as my principal residence. The Property has not been condemned and has no material adverse physical condition(s). The Property has no more than four units.
- C. I am not a borrower on any other FHA-insured mortgage.
- D. Except as approved in writing by the FHA or Lender, there has been no change in the ownership of the Property after I signed the Loan Documents.
- E. Under penalty of perjury, I provided Lender with full and complete information that, when provided, accurately stated my income, expenses, and assets. To the extent requested by Lender, I provided documents that supported that information. However, I was not required to disclose child support or alimony, unless I chose to rely on such income to qualify for the FHA-Home Affordable Modification Program ("Program") or for another loss mitigation option.
- F. I have made the trial period plan payments required under the Program.
- G. I currently have sufficient income to support the financial obligations under the Loan Documents, as modified by this Agreement.



UNOFFICIAL COPY

H. I received a discharge of the debt under the Loan Documents in a Bankruptcy proceeding after the execution of the Loan Documents. As a result, I no longer have personal liability for that debt.

2. Acknowledgements and Preconditions to Modification. I understand, acknowledge, and agree:

A. As a precondition to receiving this proposed modification of the Loan Documents, I must accept and fully execute the FHA's required subordinate mortgage loan (also called a Partial Claim Note and Security Instrument). I have reviewed and approved the terms of such subordinate loan.

B. Lender has no obligation to make any modification of the Loan Documents if any of the requirements under this Agreement has not been met.

C. Prior to the Modification Effective Date (as defined in Section 3), if Lender determines that any of my representations in Section 1 are no longer true and correct, (1) the Loan Documents will not be modified, (2) this Agreement will not be valid, and (3) Lender will have all of the rights and remedies provided by the Loan Documents.

D. The Loan Documents will not be modified unless and until (1) Lender approves this Agreement and (2) the Modification Effective Date (as defined in Section 3 below) has occurred.

3. The Modification. I understand, acknowledge, and agree:

A. If all of my representations in Section 1 above continue to be true and correct and all preconditions to the modification set forth in Section 2 above have been met, the Loan Documents will automatically become modified on September 1, 2013 (the "Modification Effective Date") and all unpaid late charges that remain unpaid will be waived. If I have failed to make any payments that are a precondition to this modification, this modification will not take effect.

B. The new Maturity Date will be: August 1, 2043

C. The new principal balance of my Note will be \$134,924.97 (the "New Principal Balance").

D. I promise to pay the New Principal Balance, plus interest, to the order of Lender.



UNOFFICIAL COPY

- E. The annual interest rate on the New Principal Balance will be 3.875%, beginning September 1, 2013, both before and after any new default. This fixed interest rate will remain in effect until principal and interest and all of the obligations due under the Modified Loan Documents are paid in full.
- F. On September 1, 2013 and on the first day of each month thereafter until all of the obligations due under the Modified Loan Documents are paid in full, Borrower must make monthly payments of \$1,131.60 (each, a "Monthly Payment"). Each Monthly Payment includes principal and interest of \$634.47, plus the current required escrow payment of \$497.13. My required escrow payments will likely adjust periodically in accordance with applicable law. If an escrow adjustment occurs, my total monthly payment would change accordingly.
- G. I will be in default if I do not comply with the terms of the Modified Loan Documents.

4. Additional Agreements. I understand and agree:

- A. I accept the risks of entering into this Agreement. These risks include (but are not limited to):
 - (1) The FHA's subordinate lien will require a balloon payment when I pay off, sell, or refinance the Property, which may make these things more difficult to do. The FHA's subordinate lien may also make it more difficult to get additional subordinate lien financing.
 - (2) My modified loan will have a fixed interest rate that will not change. As a result, if the interest rate in my Loan Documents could go up and down based on changes in an index, my new fixed interest rate might sometimes be higher than I would have paid before this modification.
- B. I authorize Lender to attach an Exhibit A to this loan modification, which will include a Legal Description, recording information of the original security instrument, and any other relevant information required by a County Clerk (or other recordation office) to allow for recording if and when Lender seeks recordation.
- C. All persons who signed the Loan Documents or their authorized representative(s) have signed this Agreement, unless (1) a borrower or co-borrower is deceased; (2) the borrower and co-borrower are divorced and the Property has been transferred to one spouse in the divorce decree, in which event the spouse who no longer has an interest in the Property need not sign this Agreement (although the non-signing spouse may continue to be held liable for the obligation under the Loan Documents); or (3) Lender waived this requirement in writing.



UNOFFICIAL COPY

- D.** This Agreement supersedes the terms of any modification, forbearance, trial period plan, or workout plan that I entered into with Lender before the date of this Agreement.
- E.** All terms and provisions of the Loan Documents, except as expressly modified by this Agreement, remain in full force and effect and I will comply, with all covenants, agreements, and requirements of the Loan Documents, including (but not limited to) my agreement to pay all taxes, insurance premiums, assessments, Escrow Items, impounds, and all other similar obligations, the amounts of which may change in accordance with the terms of my Modified Loan Documents.
- F.** The Modified Loan Documents are duly valid, binding agreements, enforceable in accordance with their terms and are hereby ratified and confirmed.
- G.** I will fully cooperate with Lender in obtaining any title endorsement(s) or similar title insurance product(s) and/or any subordination agreement(s) that are necessary or required by Lender's procedures and/or the Program to ensure that the Mortgage, as modified by this Agreement, is in first-priority lien position and is fully enforceable. The terms of this Agreement will not become effective, and this Agreement will be null and void, if Lender does not receive such title endorsement(s), title insurance product(s), and/or subordination agreement(s) on or before the Modification Effective Date.
- H.** I know that I am only entitled to less mitigation terms that comply with the Program. Therefore, if Lender discovers any error in the terms of this Agreement or in the FHA's required subordinate mortgage loan, I authorize the Lender to advise me of the error. If I do not accept the corrected terms, at Lender's option, this Agreement becomes void and of no legal effect. If I accept the corrected terms, I will execute and promptly return to Lender the revised and additional documents that will (1) consummate the intended terms and conditions of this Agreement and/or (2) correct the terms and conditions of this Agreement (a "Corrected Agreement"). If I do not sign and deliver a Corrected Agreement or any additional document required by Lender to comply with the Program, the terms of the original Loan Documents shall continue in full force and effect, such terms will not be modified by this Agreement, and I may not be eligible for the Program.



UNOFFICIAL COPY

- I. Lender will collect and record, as applicable, personal information about me, including, but not limited to, my name, address, telephone number, social security number, credit score, income, payment history, government monitoring information, and information about account balances and activity ("Personal Information"). In addition, I consent to the disclosure of my Personal Information and the terms of the trial period plan and this Agreement by Lender to (1) any investor, insurer, guarantor, or servicer that owns, insures, guarantees, or services my first lien or subordinate lien (if applicable) mortgage loan(s), (2) companies that perform support services for the Program, and (3) any HUD-certified housing counseling agency.
- J. If any document related to the Loan Documents and/or this Agreement is lost, misplaced, or otherwise missing, I will comply with Lender's request to execute, acknowledge, initial, and deliver to Lender any documents Lender deems necessary ("Replacement Documents"). I will deliver the Replacement Documents to Lender within ten days after I receive Lender's written request for such Replacement Documents.



UNOFFICIAL COPY

In Witness Whereof, Lender and I have executed this Agreement.

SIGNED AND ACCEPTED THIS 30th DAY OF August

Borrower:

Sharon D. Banks

Sharon D Banks

ALL SIGNATURES MUST BE ACKNOWLEDGED

STATE OF ILLINOIS

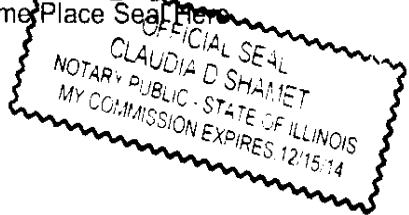
COUNTY OF COOK

On 8-30-2013, before me, _____, Notary Public, personally

appeared SHARON D. BANKS, 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), and that by his/her/their signature(s) on the instrument, the person or entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal
Claudia D. Shamet
Notary Signature
12/15/14
Commission Expiration Date

CLAUDIA D. SHAMET
Printed Name



UNOFFICIAL COPY

The following mortgagor is not a Borrower, but has an ownership interest in the Property and is signing solely to consent to this Modification as a mortgagor:

MORTGAGOR:

Sharon D. Banks

Signature

8/30/13

Date

Sharon D. Banks

Name (typed or printed)

STATE OF ILLINOIS

COUNTY OF COOK

On 8.30.2013, before me, _____, Notary Public, personally

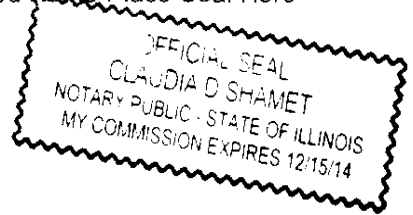
appeared SHARON D. BANKS, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/henl authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person or entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.
Claudia D. Shammet

Notary Signature

12/15/14
Commission Expiration Date

CLAUDIA D. SHAMMET
Printed Name Place Seal Here



UNOFFICIAL COPY

Bank of America, N.A., for itself or as successor by merger to BAC Home Loans Servicing, LP

By: Urban Settlement Services, LLC, its attorney in fact

By: [Signature]

Dated: SEP 06 2013

Name: **Matthew Pittman**
Title: **ASSISTANT SECRETARY**

STATE OF Colorado
COUNTY OF El Paso

SHERYLINN BROWN

On SEP 06 2013, before me, _____, Notary Public, personally

MATHEW PITTMAN

appeared _____, 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), and that by his/her/their signature(s) on the instrument, the person or entity upon behalf of which the person(s) acted, executed the instrument

WITNESS my hand and official seal.

DEC 27 2015

Notary Signature

Commission Expiration Date

SHERYLINN BROWN

Printed Name Place Seal Here

**SHERRYLINN BROWN
NOTARY PUBLIC
STATE OF COLORADO**

My Comm. Expires December 27, 2015



UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

ORDER NUMBER: 1410 097854738 EP STREET ADDRESS: 2056 176TH PLACE CITY: LANSING COUNTY:
COOK TAX NUMBER: 23-25-400-072-0000 PARCEL 1: LOT 10 (EXCEPT THE SOUTH 64.06 FEET) IN
STONERIDGE COURTYARDS OF LANSING RESUBDIVISION BEING A RESUBDIVISION OF PART OF
LOTS 3, 4, AND 5 IN THE SUBDIVISION OF THE NORTH 50 ACRES OF THE WEST 1/2 OF THE
SOUTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 36 NORTH,
RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF
RECORDED AUGUST 17, 1998 AS DOCUMENT NO. 98725358, IN COOK COUNTY, ILLINOIS. PARCEL 2:
NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1, FOR INGRESS AND EGRESS, AS
CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, FOR THE
STONERIDGE COURTYARDS OF LANSING TOWNHOME ASSOCIATION.

Property of Cook County Clerk's Office