

prepared by:
Cenlar, FSB
425 phillips Blvd
Ewing, NJ 08618

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Doc#: 1415047047 fee: \$56.00
Date: 05/30/2014 09:44 AM Pg: 1 of 5
Cook County Recorder of Deeds
*RHSP:\$9.00 RPRF:\$1.00 FEES Applied

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

_____[Space Above This Line For Recording Data]_____

Servicer Loan #0029971751

Investor Loan #069222807

LOAN MODIFICATION AGREEMENT (Providing for Fixed Interest Rate)

This Loan Modification Agreement ("Agreement"), made this 22nd day of January, 2014, between JUANITA SAAVEDRA, a Single Woman ("Borrower") and CENLAR FSB ("Lender"), amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument"), and Timely Payment Rewards Rider, if any, payable to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") NOMINEE for TAYLOR, BEAN & WHITAKER MORTGAGE CORP. dated October 21, 2005, and recorded on October 26, 2005 as Document No. 0529945050, in the Office of the Cook County Recorder of Deeds, Illinois, and assigned from MERS to CENLAR FSB by Assignment dated December 31, 2012, and recorded on January 9, 2013 as Document No. 1300922048, 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

3758 West Cortland Street, Chicago, Illinois 60647,
(Property Address)

the real property described being set forth as follows:

See Exhibit "A"

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 February 1, 2014, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. \$295,971.62, consisting of the unpaid amount(s) loaned to Borrower by Lender plus any interest and other amounts capitalized.
2. \$68,271.62 of the New Principal Balance shall be deferred (the "Deferred Principal Balance") and Borrower 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 \$227,700.00. Interest will be charged on the Interest Bearing Principal Balance at the yearly rate of 4.625%, from February 1, 2014. Borrower promises to make monthly payments of principal and interest of U.S. \$1,042.02, beginning on the 1st day of March, 2014, and continuing thereafter on the same day of each succeeding month until the Interest Bearing Principal Balance and all accrued interest thereon are paid in full. The yearly rate of 4.625% will remain in effect until the Interest Bearing Principal Balance and all accrued interest are paid in full. If on February 1, 2054 (the new "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.

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3. Borrower agrees to pay in full the Deferred Principal Balance and any other amounts still owed under the Note and Security Agreement by the earliest of: (i) the date Borrower sells or transfers an interest in the property, (ii) the date Borrower pays the entire Interest Bearing Principal Balance, or (iii) the new Maturity Date.
4. 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.

5. 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:
 - (a) 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
 - (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.
6. 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.

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- (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.

CENLAR FSB (Seal)
-Lender

Juanita Saavedra (Seal)
JUANITA SAAVEDRA -Borrower

By: Marianne Doroba

(Seal)
-Borrower

2/27/14
Date of Lender's Signature

Marianne Doroba
Vice President

[Space Below This Line For Acknowledgments]

STATE OF ILLINOIS

COUNTY OF Cook SS:

I, Arminda Blanco, a Notary Public in and for said county and state, do hereby certify that JUANITA SAAVEDRA personally known to me (or satisfactorily proven) to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 4th day of February, 2014

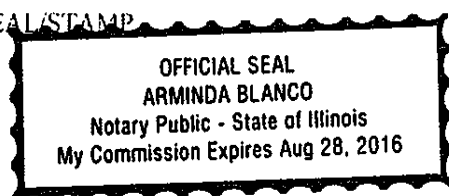
Arminda Blanco
Notary Public

Printed Name: Arminda Blanco

My Commission Expires:

8/28/16

SEAL/STAMP



UNOFFICIAL COPY**NOTARY'S ACKNOWLEDGEMENT**

Loan Modification
JUANITA SAAVEDRA
 Loan# 0029971751

STATE OF NEW JERSEY

COUNTY OF Mercer **SS:**

I CERTIFY that on Feb 27th, 2014, **Marianne Doroba, Vice President**,
 personally came before me and acknowledged under oath, to my satisfaction, that this person:

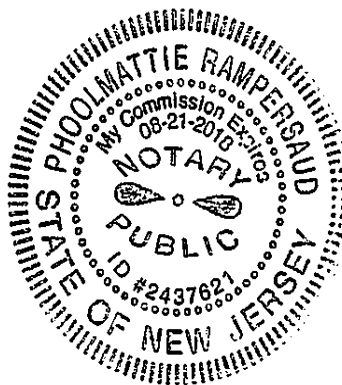
(a) is named in and personally signed this document; and

(b) signed, sealed and delivered this document as her act and deed.

Phoolmattie Rampersaud
 Notary Public

Printed Name: Phoolmattie Rampersaud

My Commission Expires:



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RE: JUANITA SAAVEDRA
File: 2013094284

Order No:17409960

EXHIBIT A

Legal (Per Deed):

The West 30 feet of Lot 23 in Nieman's Subdivision of the West 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 35, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Assessor's Parcel No: 13-35-303-033

Property of Cook County Clerk's Office