

After Recording Return To:
NATIONSTAR MORTGAGE LLC
350 HIGHLAND DRIVE
LEWISVILLE, TX 75067

This Document Prepared By:
NATIONSTAR MORTGAGE LLC
350 HIGHLAND DRIVE
LEWISVILLE, TX 75067
Steve Safavi

Parcel ID Number:
28-35-109-006-0000

_____[Space Above This Line For Recording Data]_____

Original Recording Date: March 03, 2009	Loan No: 604653832
Original Loan Amount: \$70,568.00	FHA Case Number: 137-4426985
New Money: \$0.00	MIN Number: 100057610000179180

LOAN MODIFICATION AGREEMENT

This Loan Modification Agreement ("Agreement"), made this 11th day of October, 2013, between **PHILLIP AKINDURO** whose address is **3650 175TH PL, COUNTRY CLUB HILLS, IL 60478** ("Borrower") and **NATIONSTAR MORTGAGE LLC** which is organized and existing under the laws of **The United States of America**, and whose address is **350 HIGHLAND DRIVE, LEWISVILLE, TX 75067** ("Lender"), and Mortgage Electronic Registration Systems, Inc. ("MERS"), and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS, ("Mortgagee"), amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") dated **February 12, 2009** and recorded in **Book/Liber N/A**, Instrument No: **0906505211**, of the **Official Records (Name of Records) of COOK County, IL (County and State, or other Jurisdiction)** 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 **3650 175TH PL, COUNTRY CLUB HILLS, IL 60478**,
(Property Address)

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):



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HUD MODIFICATION AGREEMENT
8300h 11/12



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1. As of **November 1, 2013**, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. **\$66,876.26**, consisting of the unpaid amount(s) loaned to Borrower by Lender plus any interest and other amounts capitalized, which is limited to escrows and any legal fees and related foreclosure costs that may have been accrued for work completed.
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 at the yearly rate of **3.875%**, from **November 1, 2013**. Borrower promises to make monthly payments of principal and interest of U.S. **\$314.48**, beginning on the **1st** day of **December, 2013**, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. If on **November 1, 2043** (the "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.
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.

4. 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; and
 - (b) all terms and provisions of any adjustable rate rider, 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. If the Borrower has, since inception of this loan but prior to this Agreement, received a discharge



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in a Chapter 7 bankruptcy, and there having been no valid reaffirmation of the underlying debt, by entering into this Agreement, the Lender is not attempting to re-establish any personal liability for the underlying debt.

- 6. 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. Except as otherwise specifically provided in this Agreement, the Note and Security Instrument will remain unchanged, and Borrower and Lender will be bound by, and comply with, all of the terms and provisions thereof, as amended by this Agreement.
- 7. Borrower agrees to make and execute other documents or papers as may be necessary 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.

(Seal)

PHILLIP AKINDURO -Borrower

[Space Below This Line For Acknowledgments]

State of Illinois

County of Cook

The foregoing instrument was acknowledged before me on Oct 18th, 2013

by Phillip Akinduro

Erin Kellogg
(Signature of person taking acknowledgment)

My Commission Expires on Jan 17, 2017



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NATIONSTAR MORTGAGE LLC

By: *Adrienne Trammell* (Seal) - Lender
Name: Adrienne Trammell
Title: Assistant Secretary

10-21-13
Date of Lender's Signature _____
[Space Below This Line For Acknowledgments] _____

State of _____

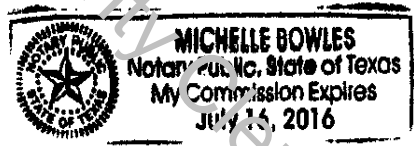
County of *Dallas*

The foregoing instrument was acknowledged before me on 10/21/13
by Adrienne Trammell, the Assistant Secretary of

Nationstar Mortgage LLC

[Signature]
(Signature of person taking acknowledgment)

My Commission Expires on 7/14/14



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Azra Habibija Azra Habibija 12/5/13
 Mortgage Electronic Registration Systems, Inc - Nominee for Lender
 Assistant Secretary

Title: _____ [Space Below This Line For Acknowledgments] _____

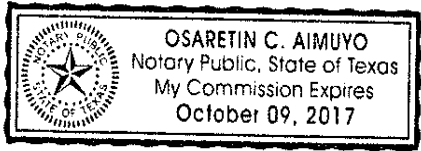
State of Texas

County of Dallas

The foregoing instrument was acknowledged before me on 12/5/13
 by Azra Habibija, the Assistant Secretary of
Mortgage Electronic Registration System, Inc.

Osaretin C. Aimuyo
 (Signature of person taking acknowledgment)

My Commission Expires on 10/9/17



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Exhibit "A"

Loan Number: **604653832**

Property Address: **3650 175TH PL, COUNTRY CLUB HILLS, IL 60478**

Legal Description:

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN COOK COUNTY, STATE OF ILLINOIS: LOT 358 IN BLOCK 11 IN WINSTON PARK UNIT 4, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF COUNTRY CLUB HILLS, IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF FILED IN THE OFFICE OF THE REGISTRAR OF TITLES ON AUGUST 9, 1971 AS DOCUMENT 2573515 IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office



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