

This Document Prepared By:
REBECCA PEEPER
PNC MORTGAGE, A DIVISION OF PNC BANK,
NATIONAL ASSOCIATION
3232 NEWMARK DR
MIAMISBURG, OH 45342
(888) 224-4702

When Recorded Mail To:
FIRST AMERICAN TITLE
ATTN: LMTS
P.O. BOX 27670
SANTA ANA, CA 92799-7670

Tax/Parcel No. 20342220270000

_____[Space Above This Line for Recording Data]_____

Original Principal Amount: \$245,122.00

FHA/VA Case No.:137-3088098 703

Unpaid Principal Amount: \$219,664.79

Loan No: 0003621028

New Principal Amount \$231,000.08

New Money (Cap): \$11,336.01

LOAN MODIFICATION AGREEMENT

This Loan Modification Agreement ("Agreement"), made this 11TH day of JUNE, 2012, between JACQUELINE D MONTGOMERY AN UNMARRIED WOMAN, NEALIS J MABERY AN UNMARRIED MAN ("Borrower"), whose address is 8134 S EVANS AVENUE, CHICAGO, ILLINOIS 60619 and PNC MORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION ("Lender"), whose address is 3232 NEWMARK DR, MIAMISBURG, OH 45342 amends and supplements (1) the Mortgage, Deed of Trust or Security Deed (the "Security Instrument"), dated NOVEMBER 4, 2004 and recorded on NOVEMBER 16, 2004 in INSTRUMENT NO. 0432145216, COOK COUNTY, ILLINOIS, and (2) the Note, in the original principal amount of U.S. \$245,122.00, 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 8134 S EVANS AVENUE, CHICAGO, ILLINOIS 60619

UNOFFICIAL COPY

the real property described is located in **COOK COUNTY, ILLINOIS** and 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):

1. As of, **JULY 1, 2012** the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. **\$231,000.08**, consisting of the amount(s) loaned to Borrower by Lender, plus capitalized interest in the amount of U.S. **\$11,336.01** 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 **3.7500%**, from **JULY 1, 2012**. The Borrower promises to make monthly payments of principal and interest of U.S. **\$1,069.80**, beginning on the **1ST** day of **AUGUST, 2012**, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. If on **JULY 1, 2042** (the "Maturity Date"), the 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 it is sold or transferred (or if a beneficial interest in the Borrower is sold or transferred and the Borrower is not a natural person) without the Lender's prior written consent, the Lender may require immediate payment in full of all sums secured by this Security Instrument.

If the Lender exercises this option, the Lender shall give the 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 the Borrower must pay all sums secured by this Security Instrument. If the Borrower fails to pay these sums prior to the expiration of this period, the Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on the Borrower.

4. The Borrower also will comply with all other covenants, agreements, and requirements of the Security Instrument, including without limitation, the Borrower's covenants and agreements to make all payments of taxes, insurance premiums, assessments, escrow items, impounds, and all other payments that the Borrower is obligated to make under the Security Instrument; however, the following terms and provisions are forever cancelled, 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 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

UNOFFICIAL COPY

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.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

In Witness Whereof, the Lender have executed this Agreement.

PNC MORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION

Eileen Burrall
By **EILEEN BURRALL** (print name)
Authorized Representative (title)

6/25/12
Date

_____ [Space Below This Line for Acknowledgments] _____

LENDER ACKNOWLEDGMENT

State of Ohio
County of Montgomery

The foregoing instrument was acknowledged before me this 6/25/12
(date) by **EILEEN BURRALL**, the **AUTHORIZED REPRESENTATIVE** of **PNC MORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION**, a _____, corporation, on behalf of the corporation



ELAINE M. RUBLE, Notary Public
In and for the State of Ohio
My Commission Expires Jan. 2, 2013

Elaine M Ruble
(Signature of person taking acknowledgment)

Notary Public
(Title or rank)

(Serial Number, if any)

This instrument was prepared by:
PNC MORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION
3232 NEWMARK DR
MIAMISBURG, OH 45342

UNOFFICIAL COPY

In Witness Whereof, I have executed this Agreement.

Jacqueline D Montgomery (Seal)
 Borrower
JACQUELINE D MONTGOMERY
 Date 6-15-2012

Nealis J Mabery (Seal)
 Borrower
NEALIS J MABERY
 Date 6-15-2012

____ (Seal)
 Borrower

____ (Seal)
 Borrower

 Date

 Date

____ (Seal)
 Borrower

____ (Seal)
 Borrower

 Date

 Date

____ [Space Below This Line for Acknowledgments] _____

BORROWER ACKNOWLEDGMENT

State of **ILLINOIS**

County of Cook

This instrument was acknowledged before me on June 15, 2012 (date) by

JACQUELINE D MONTGOMERY, NEALIS J MABERY (name/s of person/s).

Virginia Warren _____ (Signature of Notary Public)



UNOFFICIAL COPY

EXHIBIT A

BORROWER(S): JACQUELINE D MONTGOMERY AN UNMARRIED WOMAN, NEALIS J MABERY AN UNMARRIED MAN

LOAN NUMBER: 0003621028

LEGAL DESCRIPTION:

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN COOK COUNTY, ILLINOIS, TO WIT: LOT 1 IN BLOCK 18 IN CHATHAM FIELDS BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

ALSO KNOWN AS: 3134 S EVANS AVENUE, CHICAGO, ILLINOIS 60619