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Doc#: 1427922066 Fee: \$54.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/06/2014 01:49 PM Pg: 1 of 9

DOCUMENT PREPARED BY:
Rushmore Loan Management Services LLC
15480 Laguna Canyon Road
Irvine, CA 92618

AND WHEN RECORDED MAIL TO:
T.D. Service Company
4000 W. Metropolitan Dr. Ste. 400
Orange, CA 92866

Service No. **4019191DT1**/Loan No. **7600013918**

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

LOAN MODIFICATION AGREEMENT

S Y
P 19
S N
M N
SC Y
E Y
INT Y

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When Recorded Return to:
 T.D. Service Company
 4000 W. Metropolitan Drive, Suite 400
 Orange, CA 92868

~~After Recording Return To:~~
Rushmore Loan Management Services LLC
 15480 Laguna Canyon Road
 Irvine, California 92618

This Document Prepared By:
Rushmore Loan Management Services LLC
 15480 Laguna Canyon Road
 Irvine, California 92618

Parcel ID Number: 07-29-205-018

_____ [Space Above This Line For Recording Data] _____

Loan No: 7600013918

Original Loan Amount: \$210,922.00

New Money: \$35,438.27

4019191DT1

LOAN MODIFICATION AGREEMENT

This Loan Modification Agreement ("Agreement"), made this 10th day of April, 2014, between **SURINDER SHARMA and SAROJ SHARMA, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY** ("Borrower") and **Rushmore Loan Management Services LLC**, whose address is **15480 Laguna Canyon Road, Irvine, California 92618** ("Lender"), amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument"), and Timely Payment Rewards Rider, if any, dated **December 19, 2002** and recorded in Instrument No: **0030043720**, of the **Official Records of COOK County, IL** 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

711 SPRINGINSGUTH ROAD, SCHAUMBURG, IL 60193,

(Property Address)

the real property described being set forth as follows:

AS SET FORTH IN THE MORTGAGE

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 **April 10, 2014**, the amount payable under the Note and the Security Instrument (the "New Principal Balance") is U.S. **\$240,519.25**, consisting of the unpaid amount(s) loaned to Borrower by Lender plus any interest and other amounts capitalized.
2. **\$75,519.25** 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 **\$165,000.00**. Interest at the rate of **5.000%** will begin to accrue on the Interest Bearing Principal Balance as of **April 1, 2014** and the first new monthly payment on



* 7 6 0 0 0 1 3 9 1 8 *
 LOAN MODIFICATION AGREEMENT—Single Family—Fannie Mae Uniform Instrument - Illinois
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the Interest Bearing Principal Balance will be due on **May 1, 2014**. The new Maturity Date will be **April 1, 2054**. Borrower's payment schedule for the modified Loan is as follows:

Years	Interest Rate	Interest Rate Change Date	Monthly Prin & Int Payment Amount	Monthly Escrow Payment Amount	Total Monthly Payment	Payment Begins On	Number of Monthly Payments
1-40	5.000%	April 01, 2014	\$795.62	\$669.11 May adjust periodically	\$1,464.73 May adjust periodically	May 01, 2014	480

3. Borrower agrees to pay in full the Deferred Principal Balance and any other amounts still owed under the Note and Security Instrument 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 Borrower makes a partial prepayment of Principal, Lender may apply that partial prepayment first to any Deferred Principal Balance before applying such partial prepayment to other amounts due.
5. 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.

6. 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



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

Surinder Sharma (Seal)
SURINDER SHARMA -Borrower

Saroj Sharma (Seal)
SAROJ SHARMA -Borrower

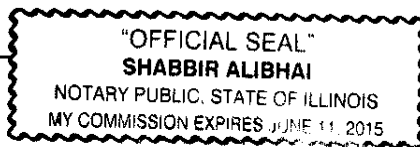
_____ [Space Below This Line For Acknowledgments] _____
State of Illinois

County of COOK

The foregoing instrument was acknowledged before me on 04-18-2014

by Saroj Sharma and Surinder Sharma

Shabbir Alibhai
(Signature of person taking acknowledgment)



My Commission Expires on 06-11-2015

Origination Company: **Rushmore Loan Management Services LLC**
NMLSR ID:



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terms and provisions as those referred to in (a) above.

7. 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.
 - (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.
8. This Agreement modifies an obligation secured by an existing security instrument recorded in COOK County, IL, upon which all recordation taxes have been paid. As of the date of this agreement, the unpaid principal balance of the original obligation secured by the existing security instrument is \$205,080.98. The principal balance secured by the existing security instrument as a result of this Agreement is \$240,519.25, which amount represents the excess of the unpaid principal balance of this original obligation.



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Rushmore Loan Management Services LLC

By: [Signature] (Seal) - Lender

Name: GAIL SCHLENTZ

Title: VP

NMLS # 172049

MAY 12 2014

Date of Lender's Signature _____
[Space Below This Line For Acknowledgments] _____

State of _____

County of _____

See Attached
Acknowledgment

The foregoing instrument was acknowledged before me on _____

by _____ the _____ of _____

(Signature of person taking acknowledgment)

My Commission Expires on _____

PROPERTY OF COOK COUNTY CLERK'S OFFICE



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ERRORS AND OMISSIONS/COMPLIANCE AGREEMENT

Loan Number: **7600013918**

FHA/VA Case Number:

Borrower(s): **SURINDER SHARMA and SAROJ SHARMA**

Property Address: **711 SPRINGSGUTH ROAD, SCHAUMBURG, IL 60193**

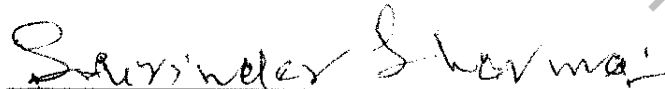
Servicer: **Rushmore Loan Management Services LLC**

The undersigned Borrower(s) for and in consideration of the above-referenced Servicer modifying the terms of your mortgage loan, agrees that if requested by your Servicer, to fully cooperate and adjust for clerical errors, any or all loan modification documentation deemed necessary or desirable in the reasonable discretion of Servicer to enable Servicer to sell, convey, seek guaranty or market said loan to any entity, including but not limited to an investor, Federal National Mortgage Association, Federal Home Loan Mortgage Corporation, Government National Mortgage Association, Department of Housing and Urban Development or the Department of Veterans Affairs, or any Municipal Bonding Authority.

The undersigned Borrower(s) agree(s) to comply with all above noted requests by the above-referenced Servicer within 15 days from date of mailing of said requests. Borrower(s) agree(s) to assume all costs including, by way of illustration and not limitation, actual expenses, legal fees and marketing losses for failing to comply with correction requests in the above noted time period.

The undersigned Borrower(s) do hereby so agree and covenant in order to assure that this loan modification documentation executed this date will conform and be acceptable in the marketplace in the instance of transfer, sale or conveyance by Servicer of its interest in and to said loan modification documentation, and to assure marketable title in the said Borrower(s).

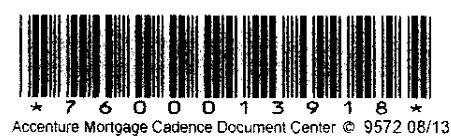
DATED this **10th** day of **April**, 2014.



SURINDER SHARMA -Borrower (Seal)



SAROJ SHARMA -Borrower (Seal)



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ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of ORANGE

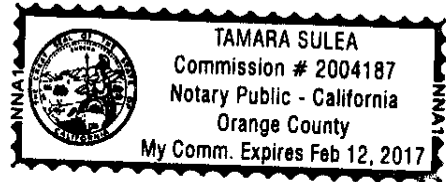
On **May 12, 2014**, before me, **Tamara Sulea, Notary Public**, personally appeared, **GAIL SCHLENTZ** who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature of Notary



(seal)

Loan #: 7600013918

Notary of Cook County Clerk's Office

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EXHIBIT "A"

LOT 4130 IN WEATHERSFIELD UNIT 4, BEING A SUBDIVISION IN SECTIONS 20, 28 AND 29, IN TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 07-29-205-018

Property of Cook County Clerk's Office

