

This Document Prepared By:
DENISE K STEWART
PNC MORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION
MIAMISBURG, OH 45342
(888) 224-4702

~~When recorded mail to: #9290247~~
First American Title
Loss Mitigation Title Services 1454.1
P.O. Box 27670
Santa Ana, CA 92799
RE: ARIAS - MOD REC SVC

Tax/Parcel No. 102810003/0000

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Original Principal Amount: \$114,876.00 **FHA/VA Case No.: 137-2721597 703**
Unpaid Principal Amount: \$96,700.63 **Loan No: 0002798584**
New Principal Amount \$103,589.75
New Money (Cap): \$6,889.12

49229141

LOAN MODIFICATION AGREEMENT (MORTGAGE)

This Loan Modification Agreement ("Agreement"), made this 2ND day of MAY, 2014, between RUTH ARIAS AND AUGUSTIN LOPEZ ("Borrower"), whose address is 5508 W 23RD PLACE, CICERO, ILLINOIS 60804 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 OCTOBER 21, 2003 and recorded on MARCH 25, 2004 in INSTRUMENT NO. 0408515034, COOK COUNTY, ILLINOIS, and (2) the Note, in the original principal amount of U.S. \$114,876.00, 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 5508 W 23RD PLACE, CICERO, ILLINOIS 60804

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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 **JUNE 1, 2014** the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. **\$103,589.75**, consisting of the amount(s) loaned to Borrower by Lender, plus capitalized interest in the amount of U.S. **\$6,889.12** 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 **4.6250%**, from **JUNE 1, 2014**. The Borrower promises to make monthly payments of principal and interest of U.S. **\$532.60**, beginning on the **1ST** day of **JULY, 2014**, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. If on **JUNE 1, 2044** (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

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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

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In Witness Whereof, the Lender have executed this Agreement.

PNC MORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION

Eileen Burrall 7-9-14
By **EILEEN BURRALL** (print name) Date
Authorized Representative (title)

_____[Space Below This Line for Acknowledgments]_____

LENDER ACKNOWLEDGMENT

State of Ohio

County of Montgomery

The foregoing instrument was acknowledged before me this 7-9-14
(date) by **EILEEN BURRALL**, the **AUTHORIZED REPRESENTATIVE** of **PNC MORTGAGE, A**
DIVISION OF PNC BANK, NATIONAL ASSOCIATION, a
_____, corporation, on behalf of the corporation

[Signature]
Notary Public



HOPE HOLMES
NOTARY PUBLIC
IN AND FOR THE STATE OF OHIO
MY COMMISSION EXPIRES SEPT. 30, 2015

Printed Name: Hope Holmes
My commission expires: 9/30/2015

PNC MORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION
3232 NEWMARK DR
MIAMISBURG, OH 45342

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In Witness Whereof, I have executed this Agreement.

Ruth Arias (Seal)

Borrower
RUTH ARIAS

7-1-14
Date

(Seal)

Borrower

Date

(Seal)

Borrower

Date

Augustin Lopez (Seal)

Borrower
AUGUSTIN LOPEZ

7-1-14
Date

(Seal)

Borrower

Date

(Seal)

Borrower

Date

[Space Below This Line for Acknowledgments]

BORROWER ACKNOWLEDGMENT

State of ILLINOIS

County of COOK

This instrument was acknowledged before me on July 1, 2014 (date) by

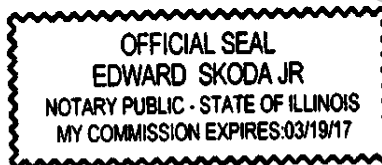
RUTH ARIAS, AUGUSTIN LOPEZ (name/s of person/s acknowledged).

Edward Skoda Jr

Notary Public
(Seal)

Printed Name: Edward Skoda Jr

My Commission expires:
3/19/17



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EXHIBIT A

BORROWER(S): RUTH ARIAS AND AUGUSTIN LOPEZ

LOAN NUMBER: 0002798584

LEGAL DESCRIPTION:

THE PROPERTY DESCRIBED IS LOCATED IN THE CITY OF CICERO, COUNTY OF COOK, AND STATE OF ILLINOIS: LOT 37 IN BLOCK 3 IN MORGON PARK LAND ASSOCIATION SUBDIVISION IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. SUBJECT TO ANY RESTRICTIONS, CONDITIONS, COVENANTS, RIGHTS OF WAY, AND EASEMENTS NOW OF RECORD. TAX ID# 16-28-108-037-0000

ALSO KNOWN AS: 5508 W 23RD PLACE, CICERO, ILLINOIS 60804

 **ARIAS**
49229141 **IL**
FIRST AMERICAN ELS
MODIFICATION AGREEMENT


WHEN RECORDED, RETURN TO:
FIRST AMERICAN TITLE INSURANCE CO.
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
NATIONAL RECORDING