

This Document Prepared By:  
**FELICIA HATTEN**  
**WELLS FARGO BANK, N.A.**  
**3476 STATEVIEW BLVD, MAC# X7801-03K**  
**FORT MILL, SC 29715**  
**(800) 416-1472**

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

Tax/Parcel No. 19-26-403-037-0000

[Space Above This Line for Recording Data]

Original Principal Amount: \$125,312.00

FHA/VA Loan No. [REDACTED]

Unpaid Principal Amount: \$120,167.52

FHA Case No.: 703 137-5761117

New Principal Amount \$117,462.44

Loan No: (scan barcode)

New Money (Cap): \$0.00

**LOAN MODIFICATION AGREEMENT (MORTGAGE)**

(Providing for Fixed Rate)

This Loan Modification Agreement ("Agreement"), made this 24TH day of JULY, 2014, between **EDUARDO SANTOYO JR. AND CLAUDIA SANTOYO, HUSBAND AND WIFE, NOT AS TENANTS IN COMMON NOR AS JOINT TENANTS**

**BUT AS TENANTS BY THE ENTIRETY ("Borrower")**, whose address is **3553 W 76TH PLACE, CHICAGO, ILLINOIS 60652** and **WELLS FARGO BANK, N.A. ("Lender")**, whose address is **3476 STATEVIEW BLVD, MAC# X7801-03K, FORT MILL, SC 29715** amends and supplements (1) the Mortgage, Deed of Trust or Security Deed (the "Security Instrument"), dated **JUNE 1, 2010** and recorded on **JULY 8, 2010** in **INSTRUMENT NO. 1018940034, COOK COUNTY, ILLINOIS**, and (2) the Note, in the original principal amount of U.S. **\$125,312.00**, 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 **3553 W 76TH PLACE, CHICAGO, ILLINOIS 60652**

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):

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1. Borrower agrees that certain amounts owed will not be capitalized, waived, or addressed as part of this Agreement, and will remain owed until paid. These amounts owed are referenced in the Cover Letter to this Agreement, which is incorporated herein, and are to be paid with the return of this executed Agreement. If these amounts owed are not paid with the return of this executed Agreement, then Lender may deem this Agreement void.
2. As of, **SEPTEMBER 1, 2014** the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. **\$117,462.44**, consisting of the amount(s) loaned to Borrower by Lender, plus capitalized interest in the amount of U.S. **\$0.00** 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. **This Unpaid Principal Balance has been reduced by the contemporaneous HUD Partial Claim amount of \$2,705.00. This agreement is conditioned on the proper execution and recording of this HUD Partial Claim.**
3. 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 **4.5000%**, from **SEPTEMBER 1, 2014**. The Borrower promises to make monthly payments of principal and interest of U.S. **\$595.16**, beginning on the **1ST** day of **OCTOBER, 2014**, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. If on **SEPTEMBER 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.
4. 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.
5. The 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.
6. 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.
7. 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.

8. 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.
9. If included, the undersigned Borrower(s) acknowledges receipt and acceptance of the Notice of Special Flood Hazard disclosure

Property of Cook County Clerk's Office

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In Witness Whereof, the Lender have executed this Agreement.

WELLS FARGO BANK, N.A.

**Hannah Marie Specktor**  
Vice President Loan Documentation

*Hannah Specktor*  
By \_\_\_\_\_

(print name)  
(title)

9.9.14  
Date

\_\_\_\_\_  
[Space Below This Line for Acknowledgments]

### LENDER ACKNOWLEDGMENT

STATE OF Minnesota

COUNTY OF Dakota

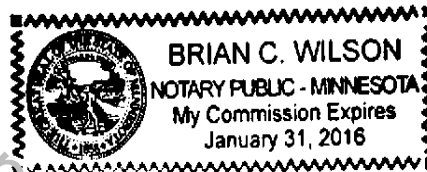
The instrument was acknowledged before me this 9/9/14 by

Hannah Marie Specktor, the

Vice President Loan Documentation of WELLS FARGO BANK, N.A.,

a Vice President Loan Documentation, on behalf of said company.

*Brian*  
\_\_\_\_\_  
Notary Public



Printed Name: Brian C. Wilson

My commission expires: 1/31/2016

THIS DOCUMENT WAS PREPARED BY:  
FELICIA HATTEN  
WELLS FARGO BANK, N.A.  
3476 STATEVIEW BLVD, MAC# X7801-03K  
FORT MILL, SC 29715



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In Witness Whereof, I have executed this Agreement.

Eduardo Santoyo Jr  
Borrower: EDUARDO SANTOYO JR

08/10/14  
Date

Claudia Santoyo  
Borrower: CLAUDIA SANTOYO

8/10/14  
Date

\_\_\_\_\_  
Borrower:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Borrower:

\_\_\_\_\_  
Date

\_\_\_\_\_  
[Space Below This Line for Acknowledgments]

State of Illinois **BORROWER ACKNOWLEDGMENT**

County of Cook

The foregoing instrument was acknowledged before me on 8/10/2014

(date) by EDUARDO SANTOYO JR, CLAUDIA SANTOYO (name/s of person/s acknowledged).

Araceli Diaz-Herrera  
Notary Public

(Seal)  
Print Name: Araceli Diaz-Herrera

My commission expires: 1/22/18



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## EXHIBIT A

**BORROWER(S): EDUARDO SANTOYO JR. AND CLAUDIA SANTOYO, HUSBAND AND WIFE,  
NOT AS TENANTS IN COMMON NOR AS JOINT TENANTS  
BUT AS TENANTS BY THE ENTIRETY**

**LOAN NUMBER: (scan barcode)**

**LEGAL DESCRIPTION:**

**THE WEST 21.25 FEET OF LOT 16 IN DAVID COOPER'S RESUBDIVISION OF CERTAIN LOTS  
IN BLOCKS 1, 2, 3, 4, 5, 6, 7 AND 8 IN THOMAS M. READE'S WEST 79TH STREET HIGHLANDS,  
BEING A SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 (EXCEPT  
THE WEST 50 FEET THEREOF AND EXCEPT THAT PART TAKEN FOR WEST 79TH STREET)  
OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**ALSO KNOWN AS: 3553 W 76TH PLACE, CHICAGO, ILLINOIS 60652**

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Date: JULY 24, 2014

Loan Number: (scan barcode)

Lender: WELLS FARGO BANK, N.A.

Borrower: EDUARDO SANTOYO JR, CLAUDIA SANTOYO

Property Address: 3553 W 76TH PLACE, CHICAGO, ILLINOIS 60652

## NOTICE OF NO ORAL AGREEMENTS

**THIS WRITTEN LOAN AGREEMENT REPRESENTS THE FINAL AGREEMENT BETWEEN THE PARTIES AND MAY NOT BE CONTRADICTED BY EVIDENCE OF PRIOR, CONTEMPORANEOUS OR SUBSEQUENT ORAL AGREEMENTS OF THE PARTIES.**

**THERE ARE NO ORAL AGREEMENTS BETWEEN THE PARTIES.**

**Receipt of Notice.** The undersigned hereby admit to having each received and read a copy of this Notice on or before execution of the Loan Agreement. "Loan Agreement" means one or more promises, promissory notes, agreements, undertakings, security agreements, deeds of trust or other documents, or commitments, or any combination of those actions or documents, pursuant to which a financial institution loans or delays repayment of or agrees to loan or delay repayment of money, goods or any other thing of value or to otherwise extend credit or make a financial accommodation.

*Eduardo Santoyo Jr*  
Borrower \_\_\_\_\_ Date 08/10/14

*Claudia Santoyo*  
Borrower \_\_\_\_\_ Date 8/10/14  
CLAUDIA SANTOYO

\_\_\_\_\_  
Borrower \_\_\_\_\_ Date

\_\_\_\_\_  
Borrower \_\_\_\_\_ Date

\_\_\_\_\_  
Borrower \_\_\_\_\_ Date

\_\_\_\_\_  
Borrower \_\_\_\_\_ Date

