

UNOFFICIAL COPY



Doc#: 1431029067 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/06/2014 04:17 PM Pg: 1 of 6

Return to:
Document Recording Services
P.O. Box 3008
Tallahassee, FL 32315-3008

This Document Prepared By:
NATIONSTAR MORTGAGE LLC
350 HIGHLAND DRIVE
LEWISVILLE, TX 75067
Tatiana Vakid's

Parcel ID Number:
25-08-213-057-0000

[Space Above This Line For Recording Data]

Original Recording Date: **September 25, 2009**
Original Loan Amount: \$112,433.00
New Money: \$3,157.92

Loan No: **604798496**
FHA Case Number: **137-4899701**
MIN Number: **100057610000249744**



LOAN MODIFICATION AGREEMENT

This Loan Modification Agreement ("Agreement"), made this 7th day of October, 2014, between **BONITA JOHNSON** whose address is **9639 S SANGAMON STREET, CHICAGO, IL 60643** ("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 **May 08, 2009** and recorded in **Book/Liber N/A**, Instrument No: **0926854042**, 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

9639 S SANGAMON STREET, CHICAGO, IL 60643,
(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):



* 6 0 4 7 9 8 4 9 6 Y F H A *
HUD MODIFICATION AGREEMENT
8300h 11/12



* 1 4 2 5 8 5 + 1 0 *

(page 1 of 5)

UNOFFICIAL COPY

1. As of **November 1, 2014**, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. **\$105,868.81**, 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 **4.125%**, from **November 1, 2014**. Borrower promises to make monthly payments of principal and interest of U.S. **\$513.09**, beginning on the **1st** day of **December, 2014**, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. If on **November 1, 2044** (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 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 0 4 7 9 8 4 9 6 Y F H A *
HUD MODIFICATION AGREEMENT
8300h 11/12



* 1 4 2 5 8 5 + 1 0 *

UNOFFICIAL COPY

- 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.
- 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 \$102,710.89. The principal balance secured by the existing security instrument as a result of this Agreement is \$105,868.81, which amount represents the excess of the unpaid principal balance of this original obligation.

Bonita Johnson
 _____ (Seal)
 BONITA JOHNSON - Borrower

_____ [Space Below This Line For Acknowledgments] _____

State of Illinois

County of COOK

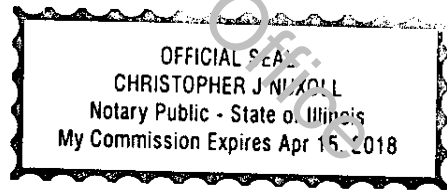
The foregoing instrument was acknowledged before me, a Notary Public on

OCTOBER 10, 2014 by **BONITA JOHNSON**.

[Signature]

 (Signature of person taking acknowledgment)

My Commission Expires on 4/15/2018



* 6 0 4 7 9 8 4 9 6 Y F H A *
 HUD MODIFICATION AGREEMENT
 8300h 11/12



* 1 4 2 5 8 5 + 1 0 *

UNOFFICIAL COPY

NATIONSTAR MORTGAGE LLC

By: *Azra Habibiya* (Seal) - Lender
Name: Azra Habibiya
Title: Secretary

10/21/14
Date of Lender's Signature

[Space Below This Line For Acknowledgments]

The State of TX

County of Denton

Before me Adrienne Danielle Meyer (name/title of officer) on this day personally appeared
Azra Habibiya, the Secretary of
Nationstar Mortgage LLC

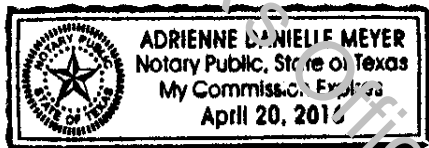
known to me (or proved to me on the oath of _____ or through _____
(description of identity card or other document)) to be the person whose name is subscribed to the
foregoing instrument and acknowledged to me that he executed the same for the purposes and
consideration therein expressed.

Given under my hand and seal of office this 21st day of October, A.D., 2014

Adrienne D Meyer
Signature of Officer

Title of Officer

My Commission expires : 4/20/16



* 6 0 4 7 9 8 4 9 6 Y F H A *
HUD MODIFICATION AGREEMENT
8300h 11/12



* 1 4 2 5 8 5 + 1 0 *

UNOFFICIAL COPY

Aza Nabibiya 10/21/14
 Mortgage Electronic Registration Systems, Inc - Nominee for Lender
 Title: _____
 _____ [Space Below This Line For Acknowledgments] _____

The State of TX

County of Denton

Before me Adrienne Danielle Meyer (name/title of officer) on this day personally appeared
Aza Nabibiya, the _____ secretary of
Mortgage Electronic Registration System, Inc.

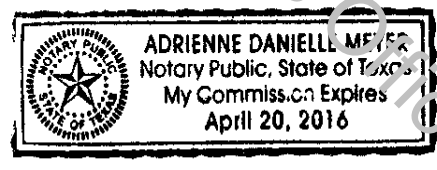
known to me (or proved to me on the oath of _____ or through _____
 (description of identity card or other document)) to be the person whose name is subscribed to the
 foregoing instrument and acknowledged to me that he executed the same for the purposes and
 consideration therein expressed.

Given under my hand and seal of office this 21st day of October, A.D., 2014

Adrienne D. Meyer
 Signature of Officer

 Title of Officer

My Commission expires: 4/20/16



UNOFFICIAL COPY

Exhibit "A"

Loan Number: 604798496

Property Address: 9639 S SANGAMON STREET, CHICAGO, IL 60643

Legal Description:

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF COOK, STATE OF ILLINOIS: THE NORTH 9.5 FEET OF LOT 14 AND LOT 15 (EXCEPT THE NORTH 22 FEET THEREOF) IN BLOCK 31 IN HALSTED STREET ADDITION TO WASHINGTON HEIGHTS, A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 5, AND THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



* 6 0 4 7 9 8 4 9 6 Y F H A *

Exhibit A Legal Description Attachment 11/12



* 1 4 2 5 8 5 + 1 0 *

Page 1 of 1