


This Document Prepared By:  
**AMANDA STORM**  
**U.S. BANK N.A.**  
**4801 FREDERICA ST**  
**OWENSBORO, KY 42301**  
**(800) 365-7772**

~~When recorded mail to: #3127058~~  
First American Title   
Loss Mitigation Title Services 12136 1  
P.O. Box 27670  
Santa Ana, CA 92799  
RE: RAMIREZ - PROPERTY REPORT

**Tax/Parcel No. 13-29-313-038-0000**

[Space Above This Line for Recording Data]

**Original Principal Amount: \$260,000.00**  
**Unpaid Principal Amount: \$284,272.72**  
**New Principal Amount \$349,168.93**  
**New Money (Cap): \$64,896.21**

**Investor Loan No.:9041769944**  
**Loan No: 9041769944**

49749857

**HOME AFFORDABLE MODIFICATION AGREEMENT  
(MORTGAGE)  
(Step Two of Two-Step Documentation Process)**

Executed on this day: **JANUARY 28, 2015**  
Borrower ("I"): **ROMAN RAMIREZ AND MARIA RAMIREZ, HUSBAND AND WIFE, NOT AS TENANTS IN COMMON, BUT AS JOINT TENANTS**  
Borrower Mailing Address: **2628 NORTH MEADE AVENUE, CHICAGO, ILLINOIS 60639**  
Lender or Servicer ("Lender"): **U.S. BANK N.A.**  
Lender or Servicer Address: **4801 FREDERICA ST, OWENSBORO, KY 42301**  
Date of first lien mortgage, deed of trust, or security deed ("Mortgage") and Note ("Note"): **OCTOBER 7, 2005**

<sup>1</sup> If there is more than one Borrower or Mortgagor executing this document, each is referred to as "I." For purposes of this document words signifying the singular (such as "I") shall include the plural (such as "we") and vice versa where appropriate.

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Loan Number: 9041769944

Property Address: 2628 NORTH MEADE AVENUE, CHICAGO, ILLINOIS 60639

Legal Description:

**THE NORTH 33.33 FEET OF LOT 58 IN GRAND HILL SUBDIVISION, BEING THE SOUTH 33 1/3 ACRES OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**SEE ATTACHED EXHIBIT "B" FOR MORTGAGE SCHEDULE**

**Prior instrument reference: Recorded on OCTOBER 31, 2005 in INSTRUMENT NO. 0530405187, of the Official Records of COOK COUNTY, ILLINOIS**

If my representations and covenants in Section 1 continue to be true in all material respects, then this Home Affordable Modification Agreement ("Agreement") will, as set forth in Section 3, amend and supplement (1) the Mortgage on the Property, and (2) the Note secured by the Mortgage. The Mortgage and Note together, as they may previously have been amended, are referred to as the "Loan Documents." Capitalized terms used in this Agreement and not defined have the meaning given to them in Loan Documents.

I understand that after I sign and return two copies of this Agreement to the Lender, the Lender will send me a signed copy of this Agreement. This Agreement will not take effect unless the preconditions set forth in Section 2 have been satisfied.

**1. My Representations and Covenants. I certify, represent to Lender, and agree:**

- A. I am experiencing a financial hardship, and as a result, (i) I am in default under the Loan Documents or my default is imminent, and (ii) I do not have sufficient income or access to sufficient liquid assets to make the monthly mortgage payments now or in the near future.
- B. There has been no impermissible change in the ownership of the Property since I signed the Loan Documents. A permissible change would be any transfer that the lender is required by law to allow, such as a transfer to add or remove a family member, spouse or domestic partner of the undersigned in the event of a death, divorce or marriage;
- C. I have provided documentation for all income that I receive (and I understand that I am not required to disclose child support or alimony unless I chose to rely on such income when requesting to qualify for the Home Affordable Modification Program ("Program")).
- D. Under penalty of perjury, all documents and information I have provided to Lender in connection with this Agreement, including the documents and information regarding my eligibility for the Program, are true and correct.
- E. If Lender requires me to obtain credit counseling in connection with the Program, I will do so.
- F. I have made or will make all payments required under a trial period plan or Loan Workout Plan.

**2. Acknowledgements and Preconditions to Modification. I understand and acknowledge that:**

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\*The escrow payments may be adjusted periodically in accordance with applicable law and therefore my total monthly payment may change accordingly.

The above terms in this Section 3.C. shall supersede any provisions to the contrary in the Loan Documents, including but not limited to, provisions for an adjustable, step or simple interest rate.

I understand that, if I have a pay option adjustable rate mortgage loan, upon modification, the minimum monthly payment option, the interest-only or any other payment options will no longer be offered and that the monthly payments described in the above payment schedule for my modified Loan will be the minimum payment that will be due each month for the remaining term of the Loan. My modified Loan will not have a negative amortization feature that would allow me to pay less than the interest due resulting in any unpaid interest added to the outstanding principal balance.

- D. I will be in default if I do not comply with the terms of the Loan Documents, as modified by this Agreement.
- E. If a default rate of interest is permitted under the Loan Documents, then in the event of default under the Loan Documents, as amended, the interest that will be due will be the rate set forth in Section 3.C.
- F. I agree to pay in full the Deferred Principal Balance and any other amounts still owed under the Loan Documents by the earliest of (i) the date I sell or transfer an interest in the Property, (ii) the date I pay the entire Interest Bearing Principal Balance, or (iii) the Maturity Date.
- G. If I make a partial prepayment of Principal, the Lender may apply that partial prepayment first to any Deferred Principal Balance before applying such partial prepayment to other amounts due.

**4. Additional Agreements. I agree to the following:**

- A. That all persons who signed the Loan Documents or their authorized representative(s) have signed this Agreement, unless (i) a borrower or co-borrower is deceased; (ii) the borrower and co-borrower are divorced and the property has been transferred to one spouse in the divorce decree, the spouse who no longer has an interest in the property need not sign this Agreement (although the non-signing spouse may continue to be held liable for the obligation under the Loan Documents); or (iii) the Lender has waived this requirement in writing.
- B. That this Agreement shall supersede the terms of any modification, forbearance, trial period plan or workout plan that I previously entered into with Lender.
- C. To comply, except to the extent that they are modified by this Agreement, with all covenants, agreements, and requirements of Loan Documents including my agreement to make all payments of taxes, insurance premiums, assessments, Escrow Items, impounds, and all other payments, the amount of which may change periodically over the term of my Loan.
- D. That this Agreement constitutes notice that the Lender's waiver as to payment of Escrow Items, if any, has been revoked, and I have been advised of the amount needed to fully fund my escrow account.

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- E. That the Loan Documents as modified by this Agreement are duly valid, binding agreements, enforceable in accordance with their terms and are hereby reaffirmed.
- F. That all terms and provisions of the Loan Documents, except as expressly modified by this Agreement, remain in full force and effect; nothing in this Agreement shall be understood or construed to be a satisfaction or release in whole or in part of the obligations contained in the Loan Documents; and that except as otherwise specifically provided in, and as expressly modified by, this Agreement, the Lender and I will be bound by, and will comply with, all of the terms and conditions of the Loan Documents.
- G. That, as of the Modification Effective Date, notwithstanding any other provision of the Loan Documents, if all or any part of the Property or any interest in it is sold or transferred without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by the Mortgage. Lender shall not exercise this option if state or federal law, rules or regulations prohibit the exercise of such option as of the date of such sale or transfer. If Lender exercises this option, Lender shall give me 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 I must pay all sums secured by the Mortgage. If I fail to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by the Mortgage without further notice or demand on me.
- H. That, as of the Modification Effective Date, I understand that the Lender will only allow the transfer and assumption of the Loan, including this Agreement, to a transferee of my property as permitted under the Garn St. Germain Act, 12 U.S.C. Section 1701j-3. A buyer or transferee of the Property will not be permitted, under any other circumstance, to assume the Loan. Except as noted herein, this Agreement may not be assigned to, or assumed by, a buyer or transferee of the Property.
- I. That, as of the Modification Effective Date, if any provision in the Note or in any addendum or amendment to the Note allowed for the assessment of a penalty for full or partial prepayment of the Note, such provision is null and void.
- J. That, I will cooperate fully with Lender in obtaining any title endorsement(s), or similar title insurance product(s), and/or subordination agreement(s) that are necessary or required by the Lender's procedures to ensure that the modified mortgage Loan is in first lien position and/or is fully enforceable upon modification and that if, under any circumstance and notwithstanding anything else to the contrary in this Agreement, the Lender does not receive such title endorsement(s), title insurance product(s) and/or subordination agreement(s), then the terms of this Agreement will not become effective on the Modification Effective Date and the Agreement will be null and void.
- K. That I will execute such other documents as may be reasonably necessary to either (i) consummate the terms and conditions of this Agreement; or (ii) correct the terms and conditions of this Agreement if an error is detected after execution of this Agreement. I understand that either a corrected Agreement or a letter agreement containing the correction will be provided to me for my signature. At Lender's option, this Agreement will be void and of no legal effect upon notice of such error. If I elect not to sign any such corrective documentation, the terms of the original Loan Documents shall continue in full force and effect, such terms will not be modified by this Agreement, and I will not be eligible for a modification under the Home Affordable Modification Program.

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- L. That Lender will collect and record personal information, including, but not limited to, my name, address, telephone number, social security number, credit score, income, payment history, government monitoring information, and information about account balances and activity. In addition, I understand and consent to the disclosure of my personal information and the terms of the trial period plan and this Agreement by Lender to (i) the U.S. Department of the Treasury, (ii) Fannie Mae and Freddie Mac in connection with their responsibilities under the Home Affordability and Stability Plan; (iii) any investor, insurer, guarantor or servicer that owns, insures, guarantees or services my first lien or subordinate lien (if applicable) mortgage loan(s); (iv) companies that perform support services for the Home Affordable Modification Program and the Second Lien Modification Program; and (v) any HUD certified housing counselor.
- M. That if any document related to the Loan Documents and/or this Agreement is lost, misplaced, misstated, inaccurately reflects the true and correct terms and conditions of the loan as modified, or is otherwise missing, I will comply with the Lender's request to execute, acknowledge, initial and deliver to the Lender any documentation the Lender deems necessary. If the Note is replaced, the Lender hereby indemnifies me against any loss associated with a demand on the original Note. All documents the Lender requests of me under this Section 4.N. shall be referred to as "Documents." I agree to deliver the Documents within ten (10) days after I receive the Lender's written request for such replacement.
- N. That the mortgage insurance premiums on my Loan, if applicable, may increase as a result of the capitalization which will result in a higher total monthly payment. Furthermore, the date on which I may request cancellation of mortgage insurance may change as a result of the New Principal Balance.
- O. If my Loan Documents govern a home equity loan or line of credit, then I agree that as of the Modification Effective Date, I am terminating my right to borrow new funds under my home equity loan or line of credit. This means that I cannot obtain additional advances, and must make payments according to this Agreement. (Lender may have previously terminated or suspended my right to obtain additional advances under my home equity loan or line of credit, and if so, I confirm and acknowledge that no additional advances may be obtained.)

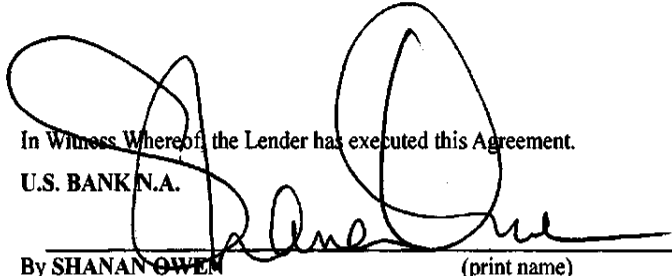
 **RAMIREZ**  
**49749857**  
**FIRST AMERICAN ELS**  
**MODIFICATION AGREEMENT**

IL

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

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In Witness Whereof the Lender has executed this Agreement.  
 U.S. BANK N.A.



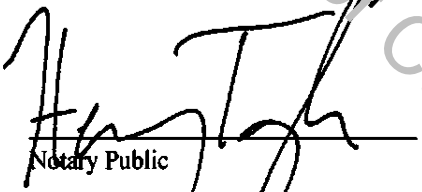
By SHANAN OWEN (print name)  
 Mortgage Document Officer (title)

2/19/15  
 Date

[Space Below This Line for Acknowledgments]

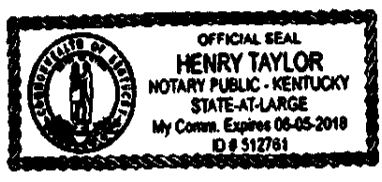
STATE OF KENTUCKY  
 COUNTY OF DAVIESS

The foregoing instrument was acknowledged before me this 2/19/15 by  
 SHANAN OWEN, the MORTGAGE DOCUMENT OFFICER of U.S. BANK N.A.,  
 a National Banking Assoc on behalf of said national association.



Notary Public

Printed Name: Henry Taylor  
 My commission expires: 6/5/18



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In Witness Whereof, I have executed this Agreement.

Borrower: **ROMAN RAMIREZ**

Date

2-16-15

Borrower: **MARIA RAMIREZ**

Date

2-16-15

Borrower:

Date

Borrower:

Date

[Space Below This Line for Acknowledgments]

### BORROWER ACKNOWLEDGMENT

State of **ILLINOIS**

County of Cook

This instrument was acknowledged before me on

Feb 16 2015 (date) by

**ROMAN RAMIREZ, MARIA RAMIREZ** (name/s of person/s acknowledged).

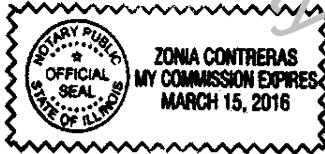
Notary Public

(Seal)

Printed Name: Zonia Contreras

My Commission expires:

3/15/2016



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## EXHIBIT B MORTGAGE SCHEDULE

Mortgage made by **ROMAN RAMIREZ AND MARIA RAMIREZ, HUSBAND AND WIFE, NOT AS TENANTS IN COMMON, BUT AS JOINT TENANTS** to **DOWNEY SAVINGS AND LOAN ASSOCIATION, F.A** for **\$260,000.00** and interest, dated **OCTOBER 7, 2005** and recorded on **OCTOBER 31, 2005** in Book/Liber Page , Instrument No. **0530405187** . Mortgage tax paid: \$

Loan Modification Agreement made by **ROMAN RAMIREZ AND MARIA RAMIREZ, HUSBAND AND WIFE** to **DOWNEY SAVINGS AND LOAN ASSOCIATION, F.A** dated and recorded on **APRIL 29, 2009** in **INSTRUMENT NO. 0911910027** . Modified amount is now **\$285,476.22**. Mortgage tax paid: **\$0.00** .

This mortgage was assigned from **FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF DOWNEY SAVINGS AND LOAN ASSOCIATION, F.A.** (assignor), to **U.S. BANK NATIONAL ASSOCIATION** (assignee), by assignment of mortgage dated and recorded on **JANUARY 17, 2012** in **INSTRUMENT NO. 1201719019**.