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Doc#: 1521057207 Fee: \$58.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/29/2015 10:27 AM Pg: 1 of 6

After Recording Return To:
CoreLogic SolEx
1637 NW 136th Avenue Suite G-100
Sunrise, FL 33323

This Document Prepared By:
Erica White

NATIONSTAR MORTGAGE LLC
8950 CYPRESS WATERS BLVD
COPPELL, TX 75019

Parcel ID Number: 21 32-105-022-0000

[Space Above This Line For Recording Data] _____
Original Recording Date: **June 26, 2013** Loan No: **623783669**
Original Loan Amount: **\$332,642.00** FHA Case Number: **137-7320560-703**
New Money: **\$0.00** MIN Number: **100073000872716980**

LOAN MODIFICATION AGREEMENT

This Loan Modification Agreement ("Agreement"), made this 8th day of July, 2015, between **ANTHONY WHEATON** whose address is **6256 OXNARD STREET, RICHTON PARK, IL 60471** ("Borrower") and **NATIONSTAR MORTGAGE LLC** which is organized and existing under the laws of **The United States of America**, and whose address is **(95) CYPRESS WATERS BLVD, COPPELL, TX 75019** ("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 **June 14, 2013** and recorded in **Book/Liber N/A, Instrument No: 1317708239**, 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
6256 OXNARD ST, RICHTON PARK, IL 60471,
(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):

1. As of **August 1, 2015**, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is **U.S. \$245,669.34**, consisting of the unpaid amount(s) loaned to Borrower by Lender plus any interest and other amounts capitalized, which is limited to escrows



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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 3.875%, from August 1, 2015. Borrower promises to make monthly payments of principal and interest of U.S. \$1,155.23, beginning on the 1st day of September, 2015, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. If on August 1, 2045 (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 deed, 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 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



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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.

Anthony Wheaton
ANTHONY WHEATON -Borrower

(Seal)

_____[Space Below This Line For Acknowledgments]_____

State of Illinois

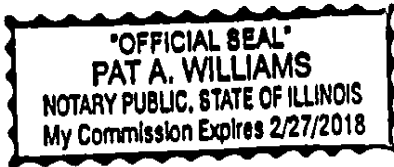
County of COOK

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

July 17 2015 by ANTHONY WHEATON.

Pat A Williams
(Signature of person taking acknowledgment)

My Commission Expires on 2/27/2018



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NATIONSTAR MORTGAGE LLC

By: Erica White (Seal) - Lender

Name: Erica White

Title: Assistant Secretary

Date of Lender's Signature: 7/23/15

[Space Below This Line For Acknowledgments]

The State of TX
County of Dallas

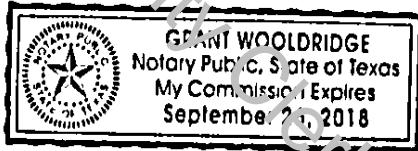
Before me Grant Wooldridge /Notary Public (name/title of officer) on this day personally appeared Erica White, the Assistant Secretary of Nationstar Mortgage LLC, known to me or proved to me on the oath of _____ or through _____ (description of identity card or other document)) to be the person whose 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 23 day of July, A.D., 2015.

Grant Wooldridge
Signature of Officer

Grant Wooldridge
Notary Public
Title of Officer

My Commission expires : SEP 26 2018



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7/23/15 Erica White Erica White
Mortgage Electronic Registration Systems, Inc - Nominee for Lender

Title: Assistant Secretary
[Space Below This Line For Acknowledgments]

The State of TX
County of Dallas

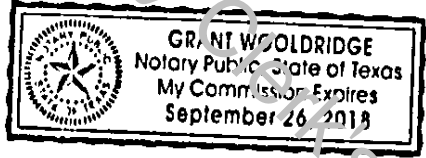
Before me Grant Wooldridge /Notary Public (name/title of officer) on this day personally appeared Erica White, the Assistant Secretary of Mortgage Electronic Registration Systems, Inc. known to me or proved to me on the oath of _____ or through _____ (description of identity card or other document)) 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 23 day of July, A.D., 2015.

[Signature]
Signature of Officer

Grant Wooldridge
Notary Public
Title of Officer

My Commission expires : SEP 26 2018



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Exhibit "A"

Loan Number: 622/03669

Property Address: 6256 OXNARD ST, RICHTON PARK, IL 60471

Legal Description:

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF COOK, STATE OF ILLINOIS: LOT 134 IN LAS FUENTES PHASE ONE, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JUNE 12, 2007 AS DOCUMENT NUMBER 0716315025, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office



Exhibit A Legal Description Attachment 11/12



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