

# UNOFFICIAL COPY

Doc#: 1525457007 Fee: \$58.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/11/2015 08:47 AM Pg: 1 of 6

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: #9230523~~

First American Title   
Loss Mitigation Title Services 1454.1  
P.O. Box 27670  
Santa Ana, CA 92799  
RE: PIERCE - PROPERTY REPORT

Tax/Parcel No. 31222040220000

[Space Above This Line for Recording Data]

Original Principal Amount: \$146,599.00

FHA/VA Case No.: 137-3070625 703

Unpaid Principal Amount: \$169,065.65

Loan No: 0003546853

New Principal Amount \$200,366.46

New Money (Cap): \$31,300.81

## LOAN MODIFICATION AGREEMENT (MORTGAGE)

This Loan Modification Agreement ("Agreement"), made this **2ND** day of **APRIL**, **2015**, between **DANNY TONY PIERCE** ("Borrower"), whose address is **4136 APPLEWOOD LANE, MATTESON, ILLINOIS 60443** and **PNC MORTGAGE, A DIVISION OF PNC BANK, NA AS SUCCESSOR BY MERGER TO FKA NATIONAL CITY MORTGAGE CO.** ("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 **SEPTEMBER 22, 2004** and recorded on **OCTOBER 28, 2004** in **INSTRUMENT NO. 0430249094, COOK COUNTY, ILLINOIS**, and (2) the Note, in the original principal amount of U.S. **\$146,599.00**, 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

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**4136 APPLEWOOD LANE, MATTESON, ILLINOIS 60443**

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 **MAY 1, 2015** the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. **\$200,366.46**, consisting of the amount(s) loaned to Borrower by Lender, plus capitalized interest in the amount of U.S. **\$31,300.81** 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 **4.1250%**, from **MAY 1, 2015**. The Borrower promises to make monthly payments of principal and interest of U.S. **\$971.08**, beginning on the **1ST** day of **JUNE, 2015**, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. If on **MAY 1, 2045** (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.**

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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.

Property of Cook County Clerk's Office

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In Witness Whereof, I have executed this Agreement.

Danny Tony Pierce  
Borrower: **DANNY TONY PIERCE**

4/16/15  
Date

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Borrower: [Space Below This Line for Acknowledgments] \_\_\_\_\_  
Date

### BORROWER ACKNOWLEDGMENT

State of ILLINOIS

County of COOK

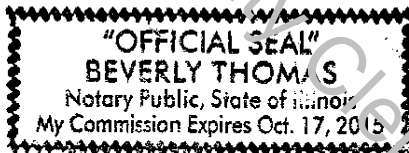
This instrument was acknowledged before me on 04/16-2015 (date) by

DANNY TONY PIERCE (name/s of person/s acknowledged).

Beverly Thomas  
Notary Public

(Seal)  
Printed Name: Beverly Thomas

My Commission expires:  
Oct 17, 2015



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In Witness Whereof, the Lender have executed this Agreement.

**PNC MORTGAGE, A DIVISION OF PNC BANK, NA AS SUCCESSOR BY MERGER TO FKA NATIONAL CITY MORTGAGE CO.**

Eileen Burrall  
By **EILEEN BURRALL** (print name)  
**Mortgage Officer** (title)

5-5-15  
Date

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

**LENDER ACKNOWLEDGMENT**

State of Ohio

County of Montgomery

The foregoing instrument was acknowledged before me this 5-5-15  
(date) by **EILEEN BURRALL**, the **MORTGAGE OFFICER** of **PNC MORTGAGE, A DIVISION OF PNC BANK, NA AS SUCCESSOR BY MERGER TO FKA NATIONAL CITY MORTGAGE CO.**, a  
\_\_\_\_\_, corporation, on behalf of the corporation

Keith J. Bennett  
Notary Public

**KEITH J. BENNETT**  
NOTARY PUBLIC • STATE OF OHIO  
Printed Name: \_\_\_\_\_  
Recorded in Montgomery County  
My commission expires: Sept. 30, 2015



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

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## EXHIBIT A



**BORROWER(S): DANNY TONY PIERCE**

**LOAN NUMBER: 0003546853**

**LEGAL DESCRIPTION:**

**THE PROPERTY DESCRIBED IS LOCATED IN THE CITY OF MATTESON, COUNTY OF COOK, AND STATE OF ILLINOIS: LOT 111 IN MATTESON HIGHLANDS UNIT NUMBER 1, BEING A SUBDIVISION OF THE SOUTH 1850 FEET OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 250 FEET OF THE EAST 475 FEET AND EXCEPT MATTESON HIGHLANDS SUBDIVISION AS PER PLAT THEREOF RECORDED JULY 6, 1962 AS DOCUMENT NUMBER 18525670) IN COOK COUNTY, ILLINOIS. TOGETHER WITH ALL AND SINGULAR THE HEREDITAMENTS AND APPURTENANCES THEREUNTO BELONGING, OR IN ANYWISE APPERTAINING TAX PARCEL ID NUMBER: 31222040220000**

**ALSO KNOWN AS: 4136 APPLEWOOD LANE, MATTESON, ILLINOIS 60443**

 **PIERCE**  
**50124071** 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*