

UNOFFICIAL COPY

Doc#: 1530008187 Fee: \$60.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/27/2015 02:03 PM Pg: 1 of 7

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

Wells Fargo #: 9714996
First American Title 
Loss Mitigation Title Services 1079.12
P.O. Box 27670
Santa Ana, CA 92799
RE: ESPIRITU - PR DOCS

Tax/Parcel #: 15-03-202-063-0000

_____[Space Above This Line for Recording Data]_____

Original Principal Amount: \$153,269.00	FHA/VA Loan No. 
Unpaid Principal Amount: \$129,471.46	Loan No: (scan barcode)
New Principal Amount \$146,228.29	
New Money (Cap): \$16,756.83	

LOAN MODIFICATION AGREEMENT (MORTGAGE) (Providing for Fixed Rate)

This Loan Modification Agreement ("Agreement"), made this 10TH day of SEPTEMBER, 2015, between JOEL L. ESPIRITU AND RIZA D. ESPIRITU ("Borrower"), whose address is 1406 LEMOYNE COURT, MELROSE PARK, ILLINOIS 60160 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 JULY 23, 2005 and recorded on AUGUST 22, 2005 in INSTRUMENT NO. 0523449044, COOK COUNTY, ILLINOIS, and (2) the Note, in the original principal amount of U.S. \$153,269.00, 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 1406 LEMOYNE COURT, MELROSE PARK, ILLINOIS 60160



UNOFFICIAL COPY

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. 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, **OCTOBER 1, 2015** the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. **\$146,228.29**, consisting of the amount(s) loaned to Borrower by Lender, plus capitalized interest in the amount of U.S. **\$16,756.83** 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.
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 **3.7500%**, from **OCTOBER 1, 2015**. The Borrower promises to make monthly payments of principal and interest of U.S. **\$677.21**, beginning on the **1ST** day of **NOVEMBER, 2015**, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. If on **OCTOBER 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.
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



UNOFFICIAL COPY

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 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



UNOFFICIAL COPY

In Witness Whereof, I have executed this Agreement.

Joel L. Espiritu
Borrower: JOEL L. ESPIRITU

9/15/15
Date

Riza D. Espiritu
Borrower: RIZA D. ESPIRITU

9/15/15
Date

Borrower: _____

_____ Date

Borrower: _____

_____ Date

_____ [Space Below This Line for Acknowledgments] _____

BORROWER ACKNOWLEDGMENT

State of Illinois

County of Cook

The foregoing instrument was acknowledged before me on 9/15/2015

(date) by JOEL L. ESPIRITU, RIZA D. ESPIRITU (name/s of person/s acknowledged).

[Signature]
Notary Public

(Seal)
Print Name: Karen Thompson

My commission expires: 6/19/2019



UNOFFICIAL COPY

In Witness Whereof, the Lender have executed this Agreement.

WELLS FARGO BANK, N.A.

By Talea Mhom Meas **Talea Mhom Meas** 10/02/15
Vice President Loan Documentation (print name) Date
(title)

[Space Below This Line for Acknowledgments]

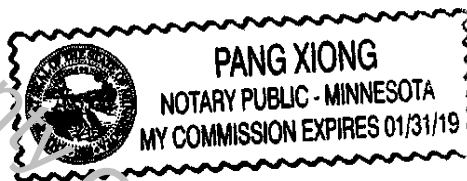
LENDER ACKNOWLEDGMENT

STATE OF MN COUNTY OF Dakota

The instrument was acknowledged before me this 10/2/2015 by
Talea Mhom Meas the
Vice President Loan Documentation of WELLS FARGO BANK, N.A.,
a Vice President Loan Documentation, on behalf of said company.

Pang Xiong
Notary Public

Printed Name: Pang Xiong
My commission expires: 1/31/2019



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

UNOFFICIAL COPY

EXHIBIT A

BORROWER(S): JOEL L. ESPIRITU AND RIZA D. ESPIRITU

LOAN NUMBER: (scan barcode)

LEGAL DESCRIPTION:

PARCEL 1:

THE WEST 21.97 OF THE EAST 97.08 FEET OF LOT 3 IN LULLO'S RESUBDIVISION OF PART OF BLOCK 1 IN ALBERT S. AMLING'S RESUBDIVISION OF THE NORTH 40 ACRES OF THE WEST 60 FEET OF THE NORTH EAST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ALSO PART OF VACATED 14TH AVENUE IN THE VILLAGE OF THE MELROSE PARK ALSO



PARCEL 2:

PARKING: LOT 39 IN LULLO'S RESUBDIVISION AFORESAID, ALSO

PARCEL 3:

EASEMENTS AS SET FORTH IN THE DECLARATION OF EASEMENTS AND EXHIBIT 1 THERETO ATTACHED DATED JUNE 23, 1960 AND RECORDED JUNE 28, 1960 AS DOCUMENT 17894004 MADE BY THE WESTERN NATIONAL BANK OF CICERO, A CORPORATION OF UNITED STATES OF AMERICA, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 3, 1956 AND KNOWN AS TRUST NUMBER 1584; REGISTERED AS DOCUMENT LR1928934 AND AS CREATED BY THE DEED FROM WESTERN NATIONAL BANK OF CICERO, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 3, 1956 AND KNOWN AS TRUST NUMBER 1584 TO 15TH AVENUE TOWNHOUSES, INCORPORATED, DATED JUNE 23, 1960 AND RECORDED JULY 28, 1960 AS DOCUMENT 17920907 AND FILED AS DOCUMENT LR1934094.

ALSO KNOWN AS: 1406 LEMOYNE COURT, MELROSE PARK, ILLINOIS 60160

 **ESPIRITU**
50699208 IL
FIRST AMERICAN ELS 7
MODIFICATION AGREEMENT


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



UNOFFICIAL COPY

Date: **SEPTEMBER 10, 2015**

Loan Number: (scan barcode)

Lender: **WELLS FARGO BANK, N.A.**

Borrower: **JOEL L. ESPIRITU, RIZA D. ESPIRITU**

Property Address: **1406 LEMOYNE COURT, MELROSE PARK, ILLINOIS 60160**

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.

Borrower: JOEL L. ESPIRITU	Date: 9/15/15

Borrower: RIZA D. ESPIRITU	Date: 9/15/15

Borrower:	Date

Borrower:	Date

Borrower:	Date

Borrower:	Date

