

# UNOFFICIAL COPY

Doc#: 1608455032 Fee: \$56.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/24/2016 12:17 PM Pg: 1 of 5

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

When Recorded Mail To:  
**FIRST AMERICAN TITLE**  
**ATTN: LMTS**  
**P.O. BOX 27670**  
**SANTA ANA, CA 92799-7670**

Tax/Parcel #: 16-19-131-031-0000

[Space Above This Line for Recording Data] \_\_\_\_\_  
Original Principal Amount: \$103,312.00      FHA/VA Loan No.: ~~XXXXXXXXXX~~  
Unpaid Principal Amount: \$95,357.87      FHA Case No.: 703 137-6261790  
New Principal Amount \$110,933.43      Loan No: (scan barcode)  
Total Cap Amount: \$15,575.56

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

This Loan Modification Agreement ("Agreement"), made this 12TH day of JANUARY, 2016, between MARIA GARCIA ("Borrower"), whose address is 1520 OAK PARK AVE, BERWYN, ILLINOIS 60402 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 MAY 27, 2011 and recorded on JUNE 10, 2011 in INSTRUMENT NO. 1116126136, COOK COUNTY, ILLINOIS, and (2) the Note, in the original principal amount of U.S. \$103,312.00, 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 1520 OAK PARK AVE, BERWYN, ILLINOIS 60402

the real property described is located in COOK COUNTY, ILLINOIS and being set forth as follows:

**LOT 10 AND THE NORTH 3 FEET OF LOT 11 IN WALLECK'S SUBDIVISION OF BLOCK 56 IN THE SUBDIVISION BY THE UNION MUTUAL INSURANCE COMPANY, IN SECTION 19,**

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**TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

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.
  - A. As of **FEBRUARY 1, 2016** the modified principal balance of my Note will include amounts and arranges that will be past due as of the Modification Effective Date (including unpaid and deferred interest, fees, escrow advances and other costs, but excluding unpaid late charges, valuation, property preservation, and other charges not permitted under the terms of the HAMP modification, collectively, "Unpaid Amounts") in the amount of **\$17,555.84**, less any amounts paid to the Lender but not previously credited to my Loan. The new principal balance of my Note will be **\$110,933.43** (the "New Principal Balance"). I understand that by agreeing to add the Unpaid Amounts to the outstanding principal balance, the added Unpaid Amounts accrue interest based on the interest rate in effect under this Agreement. I also understand that this means interest will now accrue on the unpaid interest that is added to the outstanding principal balance, which would not happen without this Agreement.
  - B. With the Modification you will have a total partial claim due of **\$3,161.47**, which includes **\$1,916.43** that has been reduced from the Unpaid Principal Balance to reach the New Principal Balance above. This agreement is conditional on the proper execution and recording of this HUD Partial Claim.
2. Borrower promises to pay the New Principal Balance, plus interest, to the order of Lender. Interest will be charged on the New Principal Balance at the yearly rate of **3.7500%**, from **FEBRUARY 1, 2016**. The Borrower promises to make monthly payments of principal and interest of U.S. **\$513.75**, beginning on the **1ST** day of **MARCH, 2016**, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. If on **FEBRUARY 1, 2046** (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 agrees to make and execute such other documents or papers as may be necessary or required

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to effectuate the terms and conditions of this Agreement.

5. 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.
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. If included, the undersigned Borrower(s) acknowledges receipt and acceptance of the Notice of Special Flood Hazard disclosure

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In Witness Whereof, I have executed this Agreement.

Maria Garcia 1-20-16  
MARIA GARCIA Date  
[Space Below This Line for Acknowledgments]

State of Illinois BORROWER ACKNOWLEDGMENT

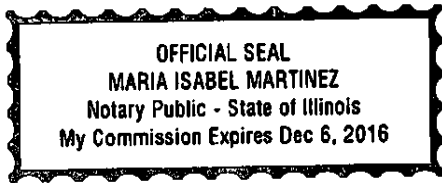
County of Cook

The foregoing instrument was acknowledged before me on 1/20/16  
(date) by MARIA GARCIA (name/s of person/s acknowledged).

Maria Isabel Martinez  
Notary Public

(Seal) Print Name: Maria Isabel Martinez

My commission expires: 12-6-16



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In Witness Whereof, the Lender have executed this Agreement.

WELLS FARGO BANK, N.A.

**Zerihun Mulugeta Gezahegn**  
Vice President Loan Documentation

2/29/16

By Zerihun Gezahegn

(print name)  
(title)

Date

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

**LENDER ACKNOWLEDGMENT**

STATE OF Minnesota

COUNTY OF Dakota

The instrument was acknowledged before me this 2/29/16 by  
Zerihun Mulugeta Gezahegn the  
Vice President Loan Documentation of WELLS FARGO BANK, N.A.,  
a Vice President Loan Documentation, on behalf of said company.



Notary Public

Printed Name: Romelia Bjornnes

My commission expires: 1-31-20

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

County Clerk's Office

