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Doc#. 1707449327 Fee: \$58.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/15/2017 01:27 PM Pg: 1 of 6

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

When Recorded Return To:
Loan Modification Solutions
3220 El Camino Real
Irvine, CA 92602
(800) 323-0165

Tax/Parcel #: 15023350080000

[Space Above This Line for Recording Data] _____
Original Principal Amount: \$144,248.00 FHA/VA/RHS Case No.: 703 137-6589342
Unpaid Principal Amount: \$134,144.33 Loan No: 9902765255
New Principal Amount: \$158,728.72
Capitalization Amount: \$24,584.39

100326225

LOAN MODIFICATION AGREEMENT (MORTGAGE)

This Loan Modification Agreement ("Agreement"), made this 14TH day of FEBRUARY, 2017, between JAMES SHANKLIN AND, IDALIZA A MORALES, NOT AS TENANTS IN COMMON, BUT AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP ("Borrower"), whose address is 701 N 4TH AVENUE, MAYWOOD, ILLINOIS 60153 and U.S. BANK N.A. ("Lender"), whose address is 4801 FREDERICA ST, OWENSBORO, KY 42301 amends and supplements (1) the Mortgage, Deed of Trust or Security Deed (the "Security Instrument"), dated APRIL 4, 2012 and recorded on APRIL 16, 2012 in INSTRUMENT NO. 1210712192, COOK COUNTY, ILLINOIS, and (2) the Note, in the original principal amount of U.S. \$144,248.00, 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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701 N 4TH AVENUE, MAYWOOD, ILLINOIS 60153

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

THE SOUTH 1/2 OF LOT 9 AND LOT 10 IN BLOCK 236 IN MAYWOOD IN THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

SEE ATTACHED EXHIBIT "B" FOR MORTGAGE SCHEDULE

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, **FEBRUARY 1, 2017** the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. **\$158,728.72**, consisting of the amount(s) loaned to Borrower by Lender, plus capitalized interest in the amount of U.S. **\$24,584.39** 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 **3.7500%**, from **FEBRUARY 1, 2017**. The Borrower promises to make monthly payments of principal and interest of U.S. **\$735.10**, beginning on the **1ST** day of **MARCH, 2017**, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. If on **FEBRUARY 1, 2047** (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**

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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 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.

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In Witness Whereof, I have executed this Agreement.

Borrower: JAMES SHANKLIN

Idaliza A. Morales

Borrower: IDALIZA A MORALES

2-23-17

Date

2-23-17

Date

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 27th 2017 (date) by

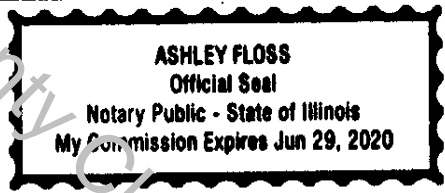
JAMES SHANKLIN, IDALIZA A MORALES (name/s of person/s acknowledged).

Ashley Floss

Notary Public
(Seal)

Printed Name: Ashley Floss

My Commission expires:
June 29th 2020



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In Witness Whereof, the Lender have executed this Agreement.

U.S. BANK N.A.

Angela J Evans
By Angela J Evans (print name)
Mortgage Document Officer (title)

3/3/17
Date

_____ [Space Below This Line for Acknowledgments] _____

LENDER ACKNOWLEDGMENT

STATE OF KENTUCKY

COUNTY OF DANVERS

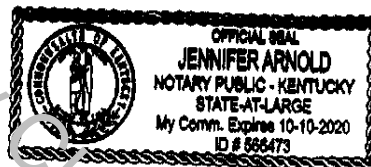
The foregoing instrument was acknowledged before me this 3/3/2017 by ANGELA J EVANS, the MORTGAGE DOCUMENT OFFICER of U.S. BANK N.A., a national association, on behalf of said national association.

Jennifer Arnold

Notary Public

Printed Name: Jennifer Arnold

My commission expires: 10/10/2020



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EXHIBIT B MORTGAGE SCHEDULE

Mortgage made by JAMES SHANKLIN AND, IDALIZA A MORALES, NOT AS TENANTS IN COMMON, BUT AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS A NOMINEE FOR CHERRY CREEK MORTGAGE CO., INC for \$144,248.00 and interest, dated APRIL 4, 2012 and recorded on APRIL 16, 2012 in INSTRUMENT NO. 1210712192.

This mortgage was assigned from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS A NOMINEE FOR CHERRY CREEK MORTGAGE CO., INC., ITS SUCCESSORS AND ASSIGNS (assignor), to U.S. BANK NATIONAL ASSOCIATION (assignee), by assignment of mortgage dated JUNE 26, 2013 and recorded on JULY 16, 2013 in INSTRUMENT NO. 1319719018.

Loan Modification Agreement made by JAMES SHANKLIN AND, IDALIZA A MORALES, NOT AS TENANTS IN COMMON, BUT AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP to U.S. BANK NATIONAL ASSOCIATION dated AUGUST 20, 2014 and recorded on OCTOBER 10, 2014 in INSTRUMENT NO. 1428315016 Modified amount is now \$138,386.44. Mortgage tax paid: \$0.00..