

# UNOFFICIAL COPY

Doc#. 1808215008 Fee: \$60.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/23/2018 09:11 AM Pg: 1 of 7

This Document Prepared By:  
**INGRID CANALES**  
**PACIFIC UNION FINANCIAL, LLC**  
**1603 LBJ FREEWAY, STE 500 MAILSTOP: 60200**  
**FARMERS BRANCH, TX 75234**  
**(844) 225-8060**

When Recorded Mail To:  
**PACIFIC UNION FINANCIAL, LLC**  
**1603 LBJ FREEWAY, STE 500 MAILSTOP: 60200**  
**FARMERS BRANCH, TX 75234**

**Tax/Parcel #: 25051150330000**

[Space Above This Line for Recording Data]

**Original Principal Amount: \$166,724.00**

**Unpaid Principal Amount: \$163,191.77**

**New Principal Amount: \$147,053.34**

**New Money (Cap): \$0.00**

**FHA/VA Case No.: 703 137-7853738**

**MERS Min: 1005213 0000049974 1**

**MERS Phone #: (888) 679-6377**

## LOAN MODIFICATION AGREEMENT (MORTGAGE)

This Loan Modification Agreement ("Agreement"), made this **23RD** day of **FEBRUARY, 2018**, between **PERCY JACKSON, A MARRIED MAN** ("Borrower") whose address is **8850 S PACINE AVE, CHICAGO, ILLINOIS 60620** and **PACIFIC UNION FINANCIAL, LLC** ("Lender"), whose address is **1603 LBJ FREEWAY, STE 500 MAILSTOP: 60200, FARMERS BRANCH, TX 75234**, and Mortgage Electronic Registration Systems, Inc., ("MERS"), is a separate corporation that is acting solely as a nominee for lender and lender's successors and assigns, whose address is **P.O. Box 2026, Flint, MI 48501-2026**, amends and supplements (1) the Mortgage, Deed of Trust or Security Deed (the "Security Instrument"), and Timely Payment Rewards Rider, if any, dated **NOVEMBER 21, 2014** and recorded on **DECEMBER 10, 2014** in **INSTRUMENT NO. 1434433063 BOOK N/A PAGE N/A**, of the **OFFICIAL** Records of **COOK COUNTY, ILLINOIS**, 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



**UNOFFICIAL COPY****8850 S RACINE AVE, CHICAGO, ILLINOIS 60620**

(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, **MARCH 1, 2018** the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. **\$147,053.34**, consisting of the amount(s) loaned to Borrower by Lender, plus capitalized interest 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, in the amount of U.S. **\$0.00**.
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 **MARCH 1, 2018**. Borrower promises to make monthly payments of principal and interest of U.S. \$ **712.69**, beginning on the **1ST** day of **APRIL, 2018**, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. The yearly rate of **4.1250%** will remain in effect until principal and interest are paid in full. If on **MARCH 1, 2048** (the "Maturity Date"), Borrower still owes amounts under the Note and the Security Instrument, as amended by this Agreement, Borrower will pay these amount 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, including, where applicable, the Timely Payment Rewards rate reduction, as described in paragraph 1 of the Timely Payment Rewards Addendum to Note and paragraph A.1. of the Timely Payment Rewards Rider. By executing this Agreement, Borrower waives any Timely Payment Rewards rate reduction to which Borrower may have otherwise been entitled; and

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- (b) all terms and provisions of any adjustable rate rider, or Timely Payment Rewards Rider, where applicable, 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 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.

Percy Jackson  
Borrower: PERCY JACKSON

2-28-18  
Date

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

### BORROWER ACKNOWLEDGMENT

State of ILLINOIS

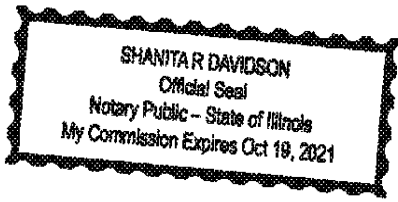
County of Cook

This instrument was acknowledged before me on 02/28/18 (date) by

PERCY JACKSON (name/s of person/s acknowledged).

Shanita L Davidson  
Notary Public

(Seal)  
Printed Name: Shanita L Davidson



My Commission expires:  
10-19-2021



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Mortgage Electronic Registration Systems, Inc., ("MERS"), is a separate corporation that is acting solely as a nominee for lender and lender's successors and assigns

By *Dawauna Lacy*  
Dawauna Lacy  
Limited  
Assistant Vice President

3/5/18  
Date

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

State of TEXAS

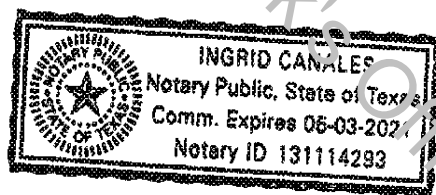
County of DALLAS

MAR 05 2018

This instrument was acknowledged before me on \_\_\_\_\_  
by *Dawauna Lacy* of Mortgage Electronic Registration Systems, Inc., a Delaware  
corporation, on behalf of the corporation.

*Ingrid Canales*  
INGRID CANALES, Notary Public


My commission expires: 05/03/2021



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In Witness Whereof, the Lender has executed this Agreement.

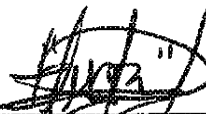
PACIFIC UNION FINANCIAL, LLC

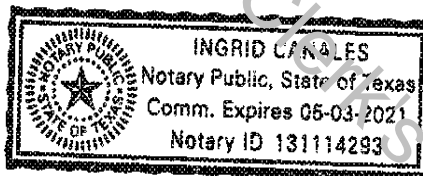
  
 By Dawauna Lacy (print name) 3/5/18 Date  
     Limited (title)  
     Assistant Vice President [Space Below This Line for Acknowledgments]

State of TEXAS  
County of DALLAS

MAR 05 2018

This instrument was acknowledged before me on \_\_\_\_\_  
by Dawauna Lacy, the Limited AVP of PACIFIC UNION  
FINANCIAL, LLC, a company, on behalf of the company.

  
 \_\_\_\_\_  
 INGRID CANALES, Notary Public  
 My commission expires: 05/03/2021



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## EXHIBIT A

**BORROWER(S): PERCY JACKSON, A MARRIED MAN**

**LOAN NUMBER: 0000600726**

**LEGAL DESCRIPTION:**

The land referred to in this document is situated in the STATE OF ILLINOIS, COUNTY OF COOK, CITY OF CHICAGO, and described as follows:

**LOT 11 AND THE NORTH 24 FEET OF LOT 12 IN BLOCK 8 IN E. L. BRAINERD'S SUBDIVISION OF BLOCKS 1 TO 8 AND 11 IN W. O. COLES SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 EXCEPT THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**ALSO KNOWN AS: 8850 S RACINE AVE, CHICAGO, ILLINOIS 60620**

