

# UNOFFICIAL COPY

Doc#: 1813057086 Fee: \$60.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/10/2018 10:50 AM Pg: 1 of 7

This Document Prepared By:  
**MATT LIPSKY**  
**QUICKEN LOANS INC.**  
**635 WOODWARD AVE**  
**DETROIT, MI 48226**  
**(888) 663-7374**

When Recorded Mail To:  
**TITLE SOURCE**  
**662 WOODWARD AVENUE**  
**DETROIT, MI 48226**

Tax/Parcel #: 06-20-208-018-1025

[Space Above This Line for Recording Data]

Original Principal Amount: \$175,086.00  
Unpaid Principal Amount: \$169,049.57  
New Principal Amount: \$125,363.95  
Capitalization Amount: \$0.00

63602038-4504029  
FHA/VA Case No.: 137-815543 3 734  
MERS Min: 100039033424562712  
MERS Phone #: (888) 679-6377

## LOAN MODIFICATION AGREEMENT (MORTGAGE)

This Loan Modification Agreement ("Agreement"), made this 16TH day of MARCH, 2018, between JACLYN R. ASHFORD AKA JACQUELYN R. ASHFORD, AN UNMARRIED WOMAN ("Borrower") whose address is 652 LITTLETON TRL, ELGIN, IL 60120 and QUICKEN LOANS INC. ("Lender"), whose address is 635 WOODWARD AVE, DETROIT, MI 48226, 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 JULY 30, 2015 and recorded on SEPTEMBER 15, 2015 in INSTRUMENT NO. 1525815030, 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

652 LITTLETON TRL, ELGIN, ILLINOIS 60120

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(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, **APRIL 1, 2018** the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. \$125,363.95, 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 unpaid 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 3.7500%, from **APRIL 1, 2018**. Borrower promises to make monthly payments of principal and interest of U.S. \$ 580.58, beginning on the 1ST day of **MAY, 2018**, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. The yearly rate of 3.7500% will remain in effect until principal and interest are paid in full. If on **APRIL 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 amounts 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
  - (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

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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.

Jaclyn R. Ashford aka Jacquelyn R. Ashford 4/10/18  
Borrower: JACLYN R. ASHFORD AKA JACQUELYN R. ASHFORD Date  
[Space Below This Line for Acknowledgments]

### BORROWER ACKNOWLEDGMENT

State of ILLINOIS

County of Cook

This instrument was acknowledged before me on 4/10/18 (date) by

JACLYN R. ASHFORD AKA JACQUELYN R. ASHFORD (name/s of person/s acknowledged).

Judith Ann Berlin

Notary Public  
(Seal)

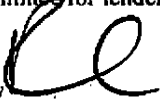
Printed Name: Judith Ann Berlin

My Commission expires: 3/12/19



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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 

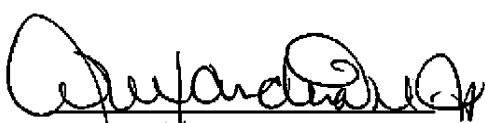
Betsy Lanzotti  
Asst. Secretary of MERS

Date 4.27.18

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

STATE OF MICHIGAN  
COUNTY OF WAYNE

The foregoing instrument was acknowledged before me this 4.27.18 by Betsy Lanzotti the Assistant Secretary of Mortgage Electronic Registration Systems, Inc., a Delaware Corporation, on behalf of said entity.

  
Notary Public

ALEXANDRIA N. TATE  
NOTARY PUBLIC, STATE OF MICHIGAN  
COUNTY OF OAKLAND  
MY COMMISSION EXPIRES 02-25-2022  
ACTING IN THE COUNTY OF Wayne

Printed Name: Alexandria N. Tate


My commission expires: 2.25.22

Drafted By:  
QUICKEN LOANS INC.  
635 WOODWARD AVE.  
DETROIT, MI 48226

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In Witness Whereof, the Lender has executed this Agreement.

QUICKEN LOANS INC.

  
 By Brian Stein (print name) 4.27.18 Date  
 (title)  
Loss Mitigation Officer [Space Below This Line for Acknowledgments]

### LENDER ACKNOWLEDGMENT

STATE OF MICHIGAN  
COUNTY OF WAYNE

The foregoing instrument was acknowledged before me this 4.27.18  
 by Brian Stein, the Loss Mitigation Officer of QUICKEN LOANS  
 INC., a company, on behalf of said company.

  
 Notary Public

ALEXANDRIA N. TATE  
 NOTARY PUBLIC, STATE OF MICHIGAN  
 COUNTY OF OAKLAND  
 MY COMMISSION EXPIRES 02-25-2022  
 ACTING IN THE COUNTY OF Wayne

Printed Name: Alexandria N. Tate  
 My commission expires: 2.25.22

**Drafted By:**  
**QUICKEN LOANS INC.**  
**635 WOODWARD AVE.**  
**DETROIT, MI 48226**

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## EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 630-208-018-1025

Land situated In the County of Cook in the State of IL

### PARCEL 1:

UNIT 22-3 IN FIELDSTONE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND: PARTS OF FIELDSTONE UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20 AND THE WEST HALF OF THE NORTHEAST 1/4 OF SECTION 20, IN TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 08089911 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EASEMENTS FOR INGRESS, EGRESS, USE AND ENJOYMENT FOR THE BENEFIT OF PARCEL 1 OVER, ON, ACROSS AND THROUGH ADJOINING LAND AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 08065512.

Commonly known as: 652 Littleton Trl, Elgin, IL 60120-7008

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES