

# UNOFFICIAL COPY

Doc#: 1834608036 Fee: \$56.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 12/12/2018 10:30 AM Pg: 1 of 5

After Recording Return To:

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\_\_\_\_\_  
[Space Above This Line For Recording Data] \_\_\_\_\_  
Collateral Address: 8725 S DORCHESTER AVE, CHICAGO, IL 60619

Loan Number: 27562775, Prepared by Servicer: Seterus, Inc., Seterus NMLS ID Number: 787641, Employee NMLS ID Number: 892470, Investor Loan Number: 1702162580

## AGREEMENT FOR MODIFICATION, REAMORTIZATION, OR EXTENSION OF A MORTGAGE

This Agreement for Modification, Reamortization, or Extension of a Mortgage ("Agreement"), made August 31, 2018, between Cherice Taylor, A MARRIED WOMAN, ("Borrower") and Federal National Mortgage Association ("Lender") amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed ("Security Instrument") dated August 30, 2006, and the Original unpaid principal balance: \$163,248.00, and the Pre-Modification Principal Balance: \$169,750.00 and recorded on September 5, 2006, in Book or Liber N/A, at page(s) N/A, of the document or file number 625145039, of the County Records of Cook and (2) the Note, bearing the same date as, and secured by, the Security Instrument, and (3) prior extensions or modifications of the Note and Security Instrument, if any. The Note and Security Instrument, together with any prior extensions or modifications thereof, are referred to in this Agreement as the "Mortgage," and the Mortgage covers the real and personal property described in the Security Instrument and defined therein as the "Property," located at 8725 S DORCHESTER AVE, CHICAGO, IL 60619, the real property described being set forth as follows:

the real property described being set forth as follows:  
Property Legal Description - See Attached Exhibit A.

In consideration of the mutual promises and agreements exchanged, the parties hereto agree as follows (notwithstanding anything to the contrary contained in the Mortgage):

1. Under the terms of the Mortgage, there remains unpaid as of August 31, 2018, the sum of U.S. \$131,671.03 of principal, aggregating a total sum of U.S. \$131,671.03 for which amount the Borrower is indebted to the Lender under the Mortgage.
2. Lender has accepted the sum of U.S. \$5,000.00, which was already applied to the unpaid principal balance (including advances, if any).
3. The Mortgage has a payment due on September 1, 2018, which is before the effective date of the new reamortized payment amount provided under paragraph 4 this Agreement. Borrower promises to pay Lender U.S. \$1,409.09 on September 1, 2018. Of that payment, \$413.50 will be applied to the unpaid principal balance (including advances, if any) and \$589.78 will be applied to the delinquent interest due on the principal balance (including advances, if any) and \$405.81 will be applied to the escrow account.
4. The amounts provided by Borrower as described in paragraph 2 will be applied to reduce and reamortize the Interest Bearing Principal Balance, which after such application is U.S. \$131,257.53 ("New Interest Bearing Principal Balance"). Borrower promises to pay Lender the New Interest Bearing Principal Balance plus interest thereon at the yearly rate of 5.375% from September 1, 2018. The interest rate Borrower will pay may change in accordance with the terms of the Mortgage. The amount of the Borrower's monthly payment of principal

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and interest on the New Interest Bearing Principal Balance is U.S. \$939.34, which amount shall be paid to Lender beginning on the 1st day of October, 2018. The amount of Borrower's monthly payment may change in accordance with the terms of the Mortgage. Borrower will continue to make monthly payments on the same day of each succeeding month until principal and interest are paid in full. If on January 1, 2037 ("Maturity Date"), Borrower still owes amounts under the Mortgage as amended by this Agreement, Borrower will pay these amounts in full on the Maturity Date.

5. 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 Mortgage.

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 Mortgage. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by the Mortgage without further notice or demand on Borrower.

6. Borrower also will comply with all other covenants, agreements, and requirements of the Mortgage, 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 Mortgage.

7. Borrower understands and agrees that:

- (a) All the rights and remedies, stipulations, and conditions contained in the Mortgage relating to default in the making of payments under the Mortgage shall also apply to default in the making of the modified payments hereunder.
- (b) All covenants, agreements, stipulations, and conditions in the Mortgage, shall be and remain in full force and effect, except as herein modified, and none of the Borrower's obligations or liabilities under the Mortgage shall be diminished or released by any provisions hereof, nor shall this Agreement in any way impair, diminish, or affect any of Lender's rights or remedies on the Mortgage, whether such rights or remedies arise thereunder or by operation of law. Also, all rights of recourse to which Lender is presently entitled against any property or any other persons in any way obligated for, or liable on, the Mortgage are expressly reserved by Lender.
- (c) Nothing in this Agreement shall be understood or construed to be a satisfaction or release in whole or in part of the Mortgage.
- (d) 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 which, if approved and accepted by Lender, shall bind and inure to the heirs, executors, administrators, and assigns of Borrower.

8. Borrower was discharged in a Chapter 7 bankruptcy proceeding subsequent to the execution of the Mortgage. Based on this representation, Lender agrees that Borrower will not have personal liability on the debt pursuant to this Agreement.

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In Witness Whereof, the Servicer and I have executed this Agreement.

  
 \_\_\_\_\_  
 Seterus, Inc. Authorized Signer  
*Cherice Taylor*  
 \_\_\_\_\_  
 Cherice Taylor, Borrower

**Bethany Boerste** **SEP 20 2018**  
 \_\_\_\_\_  
 Date  
*September 18, 2018*  
 \_\_\_\_\_  
 Date

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

### ACKNOWLEDGEMENT

State of Illinois County of Cook

On 9/18/18, before me, Deborah R. Nealon, Notary Public, personally  
 (Notary Name)

appeared Cherice Taylor who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

*Deborah R. Nealon*  
 \_\_\_\_\_ (Notary Signature) (Seal)



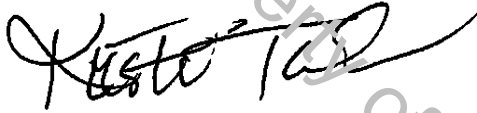
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State of Oregon

County of Washington

On 9/20/2018, before me, **Kristi Tanaka**, personally appeared **Bethany Boerste, Authorized Signer of Seterus, Inc.**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Kristi Tanaka, Notary Public  
State of Oregon



My commission expires on: May 31, 2021

Commission No. 962672

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## Exhibit A

LOT 14 IN BLOCK 9 IN 2ND ADDITION TO CALUMET GATEWAY, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office