

# UNOFFICIAL COPY

Doc#. 1901613048 Fee: \$74.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 01/16/2019 10:16 AM Pg: 1 of 14

**Prepared By: Robin Brooks**

**Caliber Home Loans, Inc.**

**13801 Wireless Way**

**Oklahoma City, OK 73134**

**405-608-2082**

**Storm.Turner@caliberhomeloans.com**

**Loan No.: 9801273666**

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## LOAN MODIFICATION AGREEMENT

**Borrower(s): Stephen A. Holt & Lisa R. Holt**

**County of Cook**

**State of Illinois**

**See Exhibit A**

**The agreement herewith tendered for recording does not secure a re-loan or re-advance or new loan except the indebtedness secured by the previously recorded mortgage:**

**Original Mortgage: MERS, Mortgage Electronic Registration Systems, Inc., as nominee for JPMorgan Chase Bank, N.A., its successors and assigns in the Original principal amount \$155,000 recorded on 10/03/2007, Instrument Number: 0727605054, Book No.: n/a, Page No.: n/a.**

**Assignment: Caliber Home Loans, Inc., 13801 Wireless Way, Oklahoma 73134 recorded 08/15/2013 Instrument No. 1322708054, Bk: n/a, Pg:n/a**

**PREMISES ARE OR WILL BE IMPROVED BY 1-2 FAMILY DWELLING ONLY**

**See Exhibit A**

**Parcel ID: 005690-000-044-00**

**Cover Page for Recording Purpose's only**

**Return To:** Caliber Home Loans, Inc.  
13801 Wireless Way  
Oklahoma City, OK 73134

**Prepared By:** Caliber Home Loans,  
Inc.  
13801 Wireless Way  
Oklahoma City, OK 73134

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THIS MODIFICATION IS TO BE EXECUTED IN DUPLICATE ORIGINALS.  
ONE ORIGINAL IS TO BE AFFIXED TO THE ORIGINAL NOTE AND  
ONE ORIGINAL IS TO BE RECORDED IN THE LAND RECORDS WHERE  
THE SECURITY INSTRUMENT IS RECORDED.

### LOAN MODIFICATION AGREEMENT

This Loan Modification Agreement ("*Modification*") is effective December 1, 2018, between STEPHEN A HOLT and LISA R HOLT ("*Borrower*") and Caliber Home Loans, Inc. ("*Lender*"), and amends and supplements (1) the Note (the "*Note*") made by the Borrower, dated September 18, 2007, in the original principal sum of U.S. \$155,000.00, and (2) the Mortgage, Deed of Trust or Deed to Secure Debt (the "*Security Instrument*"), recorded on August 15, 2013, as Document No. 1322708053 in Book of Liber n/a, at page(s) n/a, of the Official records of Cook, Illinois. The Security Instrument, which was entered into as security for the performance of the Note, encumbers the real and personal property described in the Security Instrument (and defined in the Security Instrument as the "*Property*"), which is located at:

8046 S MOZART ST, CHICAGO, IL 60652



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Lomb Tracking Number: 0004000074526176928960655333000

That real property is described as follows: The legal description to the Property may be attached to this Agreement by the Servicer if required.

The Borrower has requested that the Lender modify the terms of the Note and Security Instrument. The Lender has agreed to do so pursuant to the terms and conditions stated in this Modification. In consideration of the agreements made in this Modification, and other good and valuable consideration which the parties agree they have received, the Borrower and Lender agree to modify the terms of the Note and Security Instrument as follows. The Borrower and the Lender agree that the provisions of this Modification supersede and replace any inconsistent provisions set forth in the Note and Security Instrument.

1. The Borrower represents that the Borrower  is,  is not, the occupant of the Property. *In correct*
2. The Borrower acknowledges that interest has accrued but not been paid and the Lender has incurred, paid or otherwise advanced taxes, insurance premiums and other expenses necessary to protect or enforce its interest in the Note and the Security Instrument, and that such interest, costs and expenses, in the total amount of \$56,604.56, have been added to the indebtedness under the terms of the Note and Security Instrument. As of December 1, 2018, the amount, including such amounts which have been added to the indebtedness (if any), payable under the Note and Security Instrument (the "New Principal Balance") is \$196,800.38.
3. \$59,040.11 of the New Principal Balance shall be deferred (the "Deferred Principal Balance") and Borrower will not pay interest or make monthly payments on this amount. The New Principal Balance less the Deferred Principal Balance shall be referred to as the "Interest Bearing Principal Balance" and this amount is \$137,760.27. Interest will be charged on the Interest Bearing Principal Balance at the yearly rate of 4.625%, from December 1, 2018. Borrower promises to make monthly payments of principal and interest of U.S. \$630.43, beginning on January 1, 2019, and continuing thereafter on the same day of each succeeding month until the Interest Bearing Principal Balance and all accrued interest thereon have been paid in full. The new payment includes principal and interest of \$630.43 and escrow amount of \$397.75\* for a "total payment" amount of \$1,028.18. The yearly rate of 4.625% will remain in effect until the Interest Bearing Principal Balance and all accrued interest thereon have been paid in full. The new Maturity Date will be December 1, 2058.  
\*The escrow payments may be adjusted periodically in accordance with applicable law and therefore the total monthly payment may change accordingly.
4. Borrower agrees to pay in full the Deferred Principal Balance and any other amounts still owed under the Note and Security Instrument by the earliest of: (i) the date Borrower sells or transfers an



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interest in the Property, (ii) the date Borrower pays the entire Interest Bearing Principal Balance, or (iii) the new Maturity Date.

5. Except to the extent that they are modified by this Modification, the Borrower will comply with all of the covenants, agreements, and requirements of the Note and 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.
6. Nothing in this Modification 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 Modification, the Note and Security Instrument will remain unchanged and in full effect, and the Borrower and Lender will be bound by, and comply with, all of the terms and provisions thereof, as amended by this Modification.
7. If one or more riders are executed by the Borrower and recorded together with this Modification, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Modification as if the rider(s) were a part of this Modification.
  - 1-4 Family Rider - Assignment of Rents
  - Modification Due on Transfer Rider
  - Bankruptcy Rider
  - Other Rider

### BALLOON PAYMENT DISCLOSURE

**This Modification Agreement defers certain amounts, which creates a balloon that will be collected by the Servicer at the earlier of payment in full of the Note or the maturity date. Because these amounts are not included in your regular scheduled payments, even if you make all payments required by this agreement, the loan will not be paid in full at maturity. You therefore may be required to pay the entire outstanding balance in a single payment at the loan maturity date. Neither the Servicer nor Lender has any obligation to refinance or to offer you a new loan at maturity. You may have to seek new third-party financing and incur other additional financing costs at the time the balloon becomes due.**



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[To be signed by all Borrowers, endorsers, guarantors, sureties, and other parties signing the Note or Security Instrument].

**Borrower**

*Stephen A. Holt* 12/29/18  
**STEPHEN A HOLT** **Date**  
Seal

*Lisa R. Holt* 12/29/18  
**LISA R HOLT** **Date**  
Seal

**Lender**

**Caliber Home Loans, Inc.**

*Robin Brooks* JAN 11 2019  
**Robin Brooks Sr. Loss Mitigation Analyst** **Date**  
Seal

GSE Investor Loan #: 478739222

Servicer Loan Number: 9801273666



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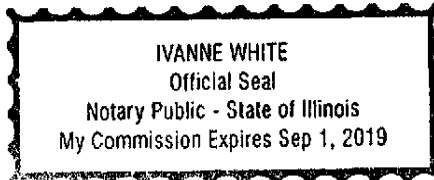
### Acknowledgment

State of Illinois

County of Cook

This instrument was acknowledged before me on 29<sup>th</sup> of Dec 2018 by STEPHEN A HOLT.

[Signature]  
Notary Public



I White  
(Print Name)

My commission expires: Sept 1, 2019

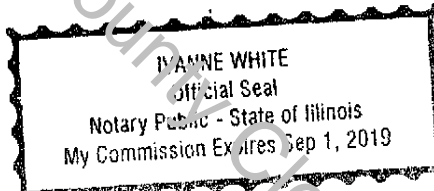
### Acknowledgment

State of Illinois

County of Cook

This instrument was acknowledged before me on 29<sup>th</sup> of Dec 2018 by LISA R HOLT

[Signature]  
Notary Public



I White  
(Print Name)

My commission expires: Sept 1, 2019




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State of Oklahoma

County of Oklahoma

On the 10<sup>th</sup> day of January in the year 2019 before me, the undersigned, a Notary Public in and for the said state, personally appeared Robin Brooks, Assitant Secretary Mortgage Electronic Registration Systems, Inc. ("MERS"), personally known to me or proved to me on the basis of satisfactory evidence to be the individual(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 capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Signature: 

Printed Name: Patricia Howard, Notary Public



**Borrower(s) and notary must sign all documents on the same day. Borrower(s) cannot sign any other documents prior or after the notary date. (Revised 8/27/14)**

**STAMP SEAL BELOW**

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State of Oklahoma

County of Oklahoma

On the 11th day of January in the year 2019 before me, the undersigned, a Notary Public in and for the said state, personally appeared Robin Brooks, Sr. Loss Mitigation Analyst, Caliber Home Loans, Inc., personally known to me or proved to me on the basis of satisfactory evidence to be the individual(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 capacity(ies) and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Signature: \_\_\_\_\_ *PH*

Printed Name: Patricia Howard, Notary Public



**Borrower(s) and notary must sign all documents on the same day. Borrower(s) cannot sign any other documents prior or after the notary date. (Revised 8/27/14)**

**STAMP SEAL BELOW**



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## 1-4 Family Modification Agreement Rider

### Assignment of Rents

THIS 1-4 FAMILY MODIFICATION AGREEMENT RIDER ASSIGNMENT OF RENTS ("*1-4 Family Rider*") effective December 1, 2018, is incorporated into that certain Loan Modification Agreement (the "*Modification*") of the same date made by STEPHEN A HOLT and LISA R HOLT (the "*Borrower*") and is incorporated into and amends and supplements the Security Instrument executed by Borrower to secure the Note. The Security Instrument covers the Property as defined and described in the Security Instrument and located at:

8046 S MOZART ST, CHICAGO, IL 60652

[Property Address]

**1-4 Family Covenants.** In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

**A. Additional Property Subject to the Security Instrument.** In addition to the Property described in the Security Instrument, the following items are added to the Property description, and shall also constitute the Property covered by the Security Instrument: building materials, appliances and goods of every nature whatsoever now or hereafter located in, on, or used or intended to be used in connection with the Property, including, but not limited to, those for the purposes of supplying or distributing heating, cooling, electricity, gas, water, air and light, fire prevention and extinguishing apparatus, security and access control apparatus, plumbing, bath tubs, water heaters, water closets, sinks, ranges, stoves, refrigerators, dishwashers, disposals, washers, dryers, awnings, storm windows, storm doors, screens, blinds, shades, curtains and curtain rods, attached mirrors, cabinets, paneling and attached floor coverings now or hereafter attached to the Property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the Property covered by the Security Instrument. All of the foregoing together with the Property described in the Security Instrument (or the leasehold estate if the Security Instrument is on a leasehold) are referred to in this 1-4 Family Rider and the Security Instrument as the "*Property*."

**B. Use of Property; Compliance with Law.** Borrower shall not seek, agree to or make a change in the use of the Property or its zoning classification, unless Lender has agreed in writing to the change. Borrower shall comply with all laws, ordinances, regulations and requirements of any governmental body applicable to the Property.

*what?* **C. Subordinate Liens.** Except as permitted by federal law, Borrower shall not allow any lien inferior to the Security Instrument to be perfected against the Property without Lender's prior written permission.

**D. Rent Loss Insurance.** Borrower shall maintain insurance against rent loss in addition to the other hazards for which insurance is required by Uniform Covenant 5 of the Security Instrument.

**E. "Borrower's Right to Reinstate" Deleted.** Uniform Covenant 19 of the Security Instrument is deleted.

**F. Borrower's Occupancy.** Unless Lender and Borrower otherwise agree in writing, the first sentence in Uniform Covenant 6 of the Security Instrument concerning Borrower's occupancy of the Property is deleted. All remaining covenants and agreements set forth in Uniform Covenant 6 of the Security Instrument shall remain in effect.

**G. Assignment of Leases.** Upon Lender's request, Borrower shall assign to Lender all leases of the Property and all security deposits made in connection with leases of the Property. Upon the assignment, Lender shall have the right

*Contract terminate existing leases*



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to modify, extend or terminate the existing leases and to execute new leases, in Lender's sole discretion. As used in this paragraph G, the word "lease" shall mean "sublease" if the Security Instrument is on a leasehold.

**H. Assignment of Rents; Appointment of Receiver; Lender in Possession.** Borrower absolutely and unconditionally assigns and transfers to Lender all the rents revenues ("Rents") of the Property, regardless of to whom the Rents of the Property are payable. Borrower authorizes Lender or Lender's agents to collect the Rents, and agrees that each tenant of the Property shall pay the Rents to Lender or Lender's agents. However, Borrower shall receive the Rents until (i) Lender has given Borrower notice of default pursuant to paragraph 22 of the Security Instrument and (ii) Lender has given notice to the tenant(s) that the Rents are to be paid to Lender or Lender's agent. This assignment of Rents constitutes an absolute assignment and not an assignment for additional security only.

If Lender gives notice of default to Borrower: (i) all Rents received by Borrower shall be held by Borrower as trustee for the benefit of Lender only, to be applied to the sums secured by the Security Instrument; (ii) Lender shall be entitled to collect and receive all of the Rents of the Property; (iii) Borrower agrees that each tenant of the Property shall pay all Rents due and unpaid to Lender or Lender's agents upon Lender's written demand to the tenant; (iv) unless applicable law provides otherwise, all Rents collected by Lender or Lender's agents shall be applied first to the costs of taking control of and managing the Property and collecting the Rents, including but not limited to, attorney's fees, receiver's fees, premiums on receiver's bonds, repair and maintenance costs, insurance premiums, taxes, assessments and other charges on the Property, and then to the sum secured by the Security Instrument; (v) Lender, Lender's agents or any judicially appointed receiver shall be liable to account for only those rents actually received; and (vi) Lender shall be entitled to have a receiver appointed to take possession of and manage the Property and collect the Rents and profits derived from the Property without any showing as to the inadequacy of the Property as security.

If the Rents of the Property are not sufficient to cover the costs of taking control of and managing the Property and of collecting the Rents, any funds expended by Lender for such purposes shall become indebtedness of Borrower to Lender secured by the Security Instrument pursuant to Uniform Covenant 9 of the Security Instrument.

Borrower represents and warrants that Borrower has not executed any prior assignment of the Rents and has not and will not perform any act that would prevent Lender from exercising its rights under this paragraph.

Lender, or Lender's agents or a judicially appointed receiver, shall not be required to enter upon, take control of or maintain the Property before or after giving notice of default to Borrower. However, Lender, or Lender's agents or a judicially appointed receiver, may do so at any time when a default occurs. Any application of Rents shall not cure or waive any default or invalidate any other right or remedy of Lender. This assignment of Rents of the Property shall terminate when all the sums secured by the Security Instrument are paid in full.

**I. Cross-Default Provision.** Borrower's default or breach under any note or agreement in which Lender has an interest shall be a breach under the Security Instrument and Lender may invoke any of the remedies permitted by the Security Instrument.

**J. Prior Assignment of Rents.** This 1-4 Family Rider supersedes the provisions of any previous 1-4 Family Rider Assignment of Rents (a "Previous Assignment") executed by Borrower pertaining to the Property. If a Previous Assignment has been executed by the Borrower, then the assignment and lien granted in the assignment of Rents contained in Paragraph H of this 1-4 Family Rider shall relate back in time to the date and priority of any such Previous Assignment.

**K. Capitalized Terms.** Capitalized terms used in this 1-4 Family Rider shall have the meanings ascribed to them in the Modification except as otherwise specifically set forth in this 1-4 Family Rider.



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BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions contained in this 1-4 Family Rider.

**Borrower**

*Stephen A. Holt*      12/29/18  
STEPHEN A HOLT      Date

*Lisa R. Holt*      12/29/18  
LISA R HOLT      Date

**Lender**

**Caliber Home Loans, Inc.**

*Robin Brooks*      JAN 11 2019  
Date

Robin Brooks Sr. Loss Mitigation Analyst

GSE Loan Number: 478739222

Servicer Loan Number: 9801273065

Property of Cook County Clerk's Office



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## Modification Due On Transfer Rider

THIS MODIFICATION DUE ON TRANSFER RIDER, effective December 1, 2018, is incorporated into and shall be deemed to amend and supplement the Loan Modification Agreement of the same date made by STEPHEN A HOLT and LISA R HOLT (the "Borrower") and Caliber Home Loans, Inc. (the "Lender") covering the Property described in the Loan Modification Agreement located at:

8046 S MOZART ST, CHICAGO, IL 60652

In addition to the covenants and agreements made in the Loan Modification Agreement, the Borrower and Lender covenant and agree as follows:

A. Notwithstanding any other covenant, agreement or provision of the Note and Security Instrument, as defined in the Loan Modification Agreement, the Borrower agrees as follows:

**Transfer of the Property or a Beneficial Interest in Borrower.** If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by the Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of the Loan Modification Agreement.

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.

B. Except as otherwise specifically provided in this Modification Due On Transfer Rider, the Loan Modification Agreement, the Note and Security Instrument will remain unchanged and in full effect.

### Borrower

Stephen A. Holt 12/29/18      Lisa R. Holt 12/29/18  
STEPHEN A HOLT      Date      LISA R HOLT      Date

### Lender

Caliber Home Loans, Inc.

Robin Brooks JAN 11 2019  
Robin Brooks Sr. Loss Mitigation Analyst      Date

GSE Loan Number: 478739222



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in b Tracking Number: 0004000074526176928960655333000

Servicer Loan Number: 9801273666

Property of Cook County Clerk's Office



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89603834\1896038340  
HOLT

LOT 16 IN BLOCK 23 IN THIRD ADDITION TO HINKAMP AND COMPANY'S  
WESTERN AVENUE SUBDIVISION BEING A SUBDIVISION OF THE NORTHEAST  
1/4 OF THE NORTHWEST 1/4 OF SECTION 36 TOWNSHIP 38 NORTH RANGE  
13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS.

Property of Cook County Clerk's Office