

1 of 2

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Doc# 1927642010 Fee \$93.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/03/2019 10:26 AM PG: 1 OF 6

This Document Prepared By:
CARRIE MCLEOD
JAMES B. NUTTER & COMPANY
4153 BROADWAY ST
KANSAS CITY, MO 64111
(800) 943-7334

When Recorded Mail To:
JAMES B. NUTTER & COMPANY
4153 BROADWAY ST
KANSAS CITY, MO 64111

Tax/Parcel #: 30-07-209-004-0000

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Original Principal Amount: \$89,612.00

FHANA Case No.: 137-7089519

Unpaid Principal Amount: \$68,164.75

Loan No: 833023

New Principal Amount: \$79,864.34

New Money (Cap): \$0.00

LOAN MODIFICATION AGREEMENT (MORTGAGE)

This Loan Modification Agreement ("Agreement"), made this **5TH** day of **SEPTEMBER, 2019**, between **L. ANNETTE LEWIS** ("Borrower") whose address is **381 GREENBAY AVE, CALUMET CITY, ILLINOIS 60409** and **JAMES B NUTTER & COMPANY** ("Lender"), whose address is **4153 BROADWAY, KANSAS CITY, MO 64111**, amends and supplements (1) the Mortgage, Deed of Trust or Security Deed (the "Security Instrument"), and Timely Payment Rewards Rider, if any, dated **DECEMBER 6, 2012** and recorded on **JANUARY 7, 2013** in **INSTRUMENT NO. 1300710052**, of the **OFFICIAL** Records of **COOK COUNTY, ILLINOIS**, and (2) the Note, in the original principal amount of U.S. **\$89,612.00**, 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

381 GREENBAY AVE, CALUMET CITY, ILLINOIS 60409



Handwritten notes and signatures on the right margin, including a signature that appears to be 'Y' and some illegible text.

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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, **SEPTEMBER 1, 2019** the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. **\$79,864.34**, 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 **4.3750%**, from **SEPTEMBER 1, 2019**. Borrower promises to make monthly payments of principal and interest of U.S. **\$ 398.75**, beginning on the **1ST** day of **OCTOBER, 2019**, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. The yearly rate of **4.3750%** will remain in effect until principal and interest are paid in full. If on **SEPTEMBER 1, 2049** (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

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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.

L. Annette Lewis

Borrower: L. ANNETTE LEWIS

09/13/2019

Date

[Space Below This Line for Acknowledgments]

BORROWER ACKNOWLEDGMENT

State of ILLINOIS

County of Cook

This instrument was acknowledged before me on 9/13/2019 (date) by

L. ANNETTE LEWIS (name/s of person/s acknowledged).

Susan Marie Reed

Notary Public

(Seal)

Printed Name: Susan Marie Reed

My Commission expires:

1/13/2021



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In Witness Whereof, the Lender has executed this Agreement,

JAMES B NUTTER & COMPANY

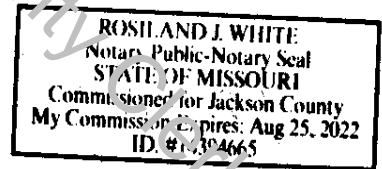
Sandra Smith 9-17-19
 By Sandra Smith (print name) _____ Date
 Loss Mitigation Supervisor (title)
 _____ [Space Below This Line for Acknowledgments] _____

STATE OF MISSOURI
COUNTY OF JACKSON

The foregoing instrument was acknowledged before me this 17 day of September, 2019 by SANDRA SMITH, the LOSS MITIGATION SUPERVISOR of JAMES B NUTTER & COMPANY, a company, on behalf of said company.

Rosiland J. White
Notary Public

Printed Name: Rosiland J. White
My commission expires: Aug 25, 2022



THIS DOCUMENT WAS PREPARED BY:
CARRIE MCLEOD
JAMES B. NUTTER & COMPANY
4153 BROADWAY ST
KANSAS CITY, MO 64111

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EXHIBIT A

BORROWER(S): L. ANNETTE LEWIS

LOAN NUMBER: 833023

LEGAL DESCRIPTION:

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

LOT 36 OF BLOCK 2 IN FORD CALUMET HIGHLANDS ADDITION TO WEST HAMMOND, A SUBDIVISION OF THE EAST 664 FEET OF THE SOUTH 1/2 IN THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO KNOWN AS: 381 GREENBAY AVE, CALUMET CITY, ILLINOIS 60409