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Doc#: 2000249237 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 01/02/2020 12:25 PM Pg: 1 of 7

This Document Prepared By:
DAVID O'BRIEN
QUICKEN LOANS INC.
635 WOODWARD AVE
DETROIT, MI 48226
(888) 663-7374

When Recorded Mail To:
AMROCK
662 WOODWARD AVENUE
DETROIT, MI 48226

Tax/Parcel #: 24-25-204-068-0000

06434017-5340620 [Space Above This Line for Recording Data]

Original Principal Amount: \$101,750.00

FHA/VA Case No.: 137-839555 9 703

Unpaid Principal Amount: \$95,626.60

Loan No: 3352824599

New Principal Amount: \$68,861.19

Capitalization Amount: \$0.00

①

LOAN MODIFICATION AGREEMENT (MORTGAGE)

This Loan Modification Agreement ("Agreement"), made this 6TH day of DECEMBER, 2019, between AUGUSTUS K. TAYLOR AND JACQUELINE TAYLOR, HUSBAND AND WIFE ("Borrower"), whose address is 11951 ARTESIAN AVE, BLUE ISLAND, IL 60406 and QUICKEN LOANS INC. ("Lender"), whose address is 635 WOODWARD AVE, DETROIT, MI 48226, amends and supplements (1) the Mortgage, Deed of Trust or Security Deed (the "Security Instrument"), dated MARCH 4, 2016 and recorded on MARCH 10, 2016 in INSTRUMENT NO. 1607008196, 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

11951 ARTESIAN AVE, BLUE ISLAND, ILLINOIS 60406
(Property Address)

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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, **JANUARY 1, 2020** the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. \$68,861.19, 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 3.2500%, from **JANUARY 1, 2020**. Borrower promises to make monthly payments of principal and interest of U.S. \$ 299.69, beginning on the 1ST day of **FEBRUARY, 2020**, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. The yearly rate of 3.2500% will remain in effect until principal and interest are paid in full. If on **JANUARY 1, 2050** (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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the real property described being set forth as follows:

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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, **JANUARY 1, 2020** the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. \$68,861.19, 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 3.2500%, from **JANUARY 1, 2020**. Borrower promises to make monthly payments of principal and interest of U.S. \$ 299.69, beginning on the 1ST day of **FEBRUARY, 2020**, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. The yearly rate of 3.2500% will remain in effect until principal and interest are paid in full. If on **JANUARY 1, 2050** (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.
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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

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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.

Augustus K Taylor
Borrower: **AUGUSTUS K TAYLOR**

12-18-19
Date

Jacqueline Taylor
Borrower: **JACQUELINE TAYLOR** *signing solely to acknowledge this Agreement, but not to incur any personal liability for the debt

12-18-19
Date

[Space Below This Line for Acknowledgments]

BORROWER ACKNOWLEDGMENT

State of **ILLINOIS**

County of Cook

This instrument was acknowledged before me on 12-18-2019 (date) by

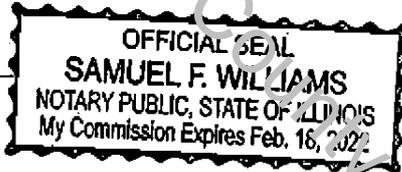
AUGUSTUS K TAYLOR, JACQUELINE TAYLOR (name/s of person/s acknowledged).

Samuel F. Williams
Notary Public

(Seal)

Printed Name: SAMUEL F. WILLIAMS

My Commission expires: 02-18-2022



Clerk's Office

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In Witness Whereof, the Lender has executed this Agreement.

QUICKEN LOANS INC.


 By Melanie Wimberly (print name) 12.30.19 Date
 Loss Mitigation Officer (title)
 [Space Below This Line for Acknowledgments]

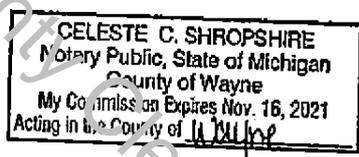
LENDER ACKNOWLEDGMENT

STATE OF MICHIGAN
COUNTY OF WAYNE

The foregoing instrument was acknowledged before me this 12.30.19
 by Melanie Wimberly, the Loss Mitigation Officer of QUICKEN LOANS
 INC., a company, on behalf of said company.


 Notary Public

Printed Name: Celeste C. Shropshire
 My commission expires: Nov. 16, 2021



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

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EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 24-25-204-068-0000

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

LOT 28 AND LOT 29 (EXCEPT THE NORTH 10 FEET THEREOF) IN BLOCK 1, IN JERNBERG'S ADDITION TO BLUE ISLAND IN THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 11951 Artesian Ave, Blue Island, IL 60406-1043

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

Property of Cook County Clerk's Office