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Karen A. Yarbrough
Cook County Clerk
Date: 10/14/2021 08:11 AM Pg: 1 of 7

Submitted by: Simplifile

Recording Requested By:
First American Mortgage Solutions
1795 International Way
Idaho Falls, ID 83402

Record and Return To:
First American Mortgage Solutions
1795 International Way
Idaho Falls, ID 83402

AGREEMENT FOR MODIFICATION, RE-AMORTIZATION, OR EXTENSION OF A MORTGAGE

Property of Cook County Clerk's Office

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MIN: 1003763 0300691299 4

AGREEMENT FOR MODIFICATION, RE-AMORTIZATION, OR EXTENSION OF A MORTGAGE

This Agreement for Modification, Reamortization, or Extension of a Mortgage ("Agreement"), made this 24th day of September, 2021, between GERSON MORALES, CRISTAL MORALES ("Borrower") and Broker Solutions, Inc. DBA New American Funding ("Lender"), and Mortgage Electronic Registration Systems, Inc. ("MERS") as mortgagee, as nominee for Lender, its successors and assigns "Mortgagee", amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed ("Security Instrument") dated 4/21/2021 Doc# 2111104002 and recorded in official records of Cook County, State of Illinois, (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

8146 N CUMBERLAND AVE NILES IL 60714

 (Property Address)

the real property described being set forth as follows: See Exhibit "A" Attached

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 the first day of the month in which this Agreement is made, the sum of U.S. \$312,412.85 of principal, \$799.47 of interest thereon, \$0.00 of advances made by the Lender thereunder, and U.S. \$0.00 of interest on such advances, aggregating a total sum of U.S. \$313,212.32 for which amount the Borrower is indebted to the Lender under the Mortgage.
2. Lender has accepted or will hereby accept from the Borrower the sum of U.S. \$16,700.00, which is to be applied to the unpaid principal balance (including advances, if any), and the sum of U.S. \$0.00, which is to be applied to the delinquent interest due on the principal balance (including advances, if any), each of which amounts shall be applied as of the date of this Agreement.
3. After application of the amounts provided by Borrower as described in paragraph 2, Borrower promises to pay to Lender U.S. \$295,190.25 ("Unpaid Principal Balance") plus interest on the Unpaid Principal Balance at the yearly rate of 3.25%. 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 and interest is U.S. \$1,295.40, which amount shall be paid to Lender beginning on the 1st day of October, 2021. 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 April 1, 2051 ("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.

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4. 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.

5. 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.
6. 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 under 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.
 - (e) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as nominee for Lender and Lender's successors and assigns. **MERS is the Mortgagee of record under the Security Instrument and this Agreement.** MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

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In Witness Whereof, the lender, mortgagee and I have executed this Agreement

[Handwritten Signature]

 By: GERSON MORALES

[Handwritten Signature]

 By: CRISTAL MORALES

BORROWER ACKNOWLEDGEMENT

County of: Cook State of: IL

On 9/29/21 Before me, Matthew J Hochstatter

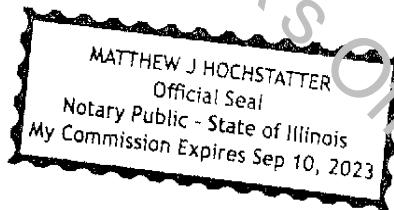
Personally appeared Gerson and Cristal Morales

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 in his/her/their authorized capacity(ies), and that by his/her/their signatures on the instrument the person(s), or the entity upon behalf of which person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of this state that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature *Matthew J Hochstatter* (Seal)



Servicing Loan #: 3000503041

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Mortgage Electronic Registration Systems, Inc.

As Mortgagee, As Nominee for Lender, Its Successors and Assigns

Austin Alaniz

10/7/21

By: **Austin Alaniz**
Vice President, MERS

Date:

MORTGAGEE ACKNOWLEDGMENT

State of Texas

County of Williambson

On 10-7-21 before me Reid Roberts

Personally appeared Austin Alaniz

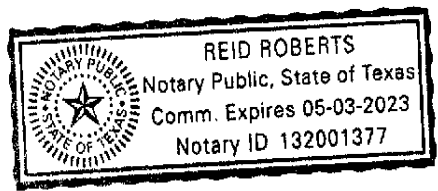
Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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

I certify under PENALTY OF PERJURY under the laws of the State of Texas that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature *Reid Roberts*

Reid Roberts



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Broker Solutions, Inc. DBA New American Funding, As Lender

Austin Alaniz

10/7/21

By: **Austin Alaniz**
AVP - Loan Administration

Date:

LENDER ACKNOWLEDGMENT

State of Texas

County of Williamson

On _____ before me Reid Roberts

Personally appeared Austin Alaniz

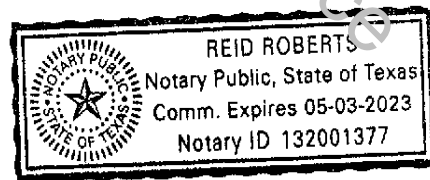
Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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

I certify under PENALTY OF PERJURY under the laws of the State of Texas that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature *Reid Roberts*

Reid Roberts



PREPARED BY:
New American Funding
11001 Lakeline Blvd., Suite 325
Austin, TX 78717

WHEN RECORDED RETURN TO:
New American Funding
11001 Lakeline Blvd., Suite 325
Austin, TX 78717

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: LOT TWO HUNDRED FOUR IN GREENWOOD ESTATES, BEING A SUBDIVISION IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF THE TITLES OF COOK COUNTY, ILLINOIS, ON AUGUST 01, 1958, AS DOCUMENT NUMBER 1809899.

Permanent Index #'s: 09-23-327-012-0000 (Vol. 092)

Property Address: 8146 North Cumberland Avenue, Niles, Illinois 60714

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AGREEMENT FOR MODIFICATION, RE-AMORTIZATION, OR EXTENSION OF A MORTGAGE - 7/15
(IL MERS) V2 2/24/2020

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