

# UNOFFICIAL COPY

Doc#. 2201418393 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/14/2022 01:34 PM Pg: 1 of 9

Investor Loan # 222980675

**Recording Requested By:**

Freedom Mortgage Corporation  
907 Pleasant Valley Avenue  
Mount Laurel, NJ 08054

**After Recording Return To:**

Freedom Mortgage Corporation C/O:  
Mortgage Connect Document Solutions  
6860 North Argonne Street, Unit A  
Denver, CO 80249  
APN/Tax ID: 16-32-404-035-0000  
Recording Number: 1690952

This document was prepared by Freedom Mortgage Corporation, Vickie Maes

Space Above This Line For Recording Data

Original Principal Amount: \$186,558.00	Loan Number: <u>0107890311</u>
Unpaid Principal Amount: \$ 83,333.26	FHA Loan Number: <u>FR 1379761079703</u>
New Principal Amount: \$175,341.5	
Total Capitalized Amount: \$28,003.93	

## LOAN MODIFICATION AGREEMENT

(FHA-Insured) (FHA COVID-19 Combination Partial Claim and Loan Modification)

This Loan Modification Agreement ("Agreement") between **ANGEL LEDEZMA AND JESSICA LEDEZMA, HUSBAND AND WIFE** whose address is 3532 S 57TH CT, CICERO, IL 60804 ("Borrower" or "I") and **FREEDOM MORTGAGE CORPORATION** whose address is 907 Pleasant Valley Avenue, Mount Laurel, NJ 08054 ("Lender"), and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** ("MERS") whose address is P.O. Box 2026, Flint, MI 48501-2026 ("Mortgagee"), is effective 12/01/2021, and amends and supplements (1) the Mortgage, Deed of Trust or Security Deed (the "Security Instrument"), made by **ANGEL LEDEZMA AND JESSICA LEDEZMA, HUSBAND AND WIFE** to **MERS AS NOMINEE FOR STEARNS LENDING, LLC** for **\$186,558.00** and interest, dated 01/08/2019 and recorded on Date 01/23/2019 in Book or Liber \_\_\_\_\_, at page(s) \_\_\_\_\_ or as Document/Instrument Number **1902313015**, in the Records of **Cook, ILLINOIS**, and (2) the Note bearing the same date as and secured by the Security Instrument, which was entered into as security for the performance of the Note and encumbers the real and personal property described and defined in the Security Instrument as the "Property," located at **3532 S 57TH CT CICERO, IL 60804**. See *Exhibit A for Legal Description*

<sup>1</sup> If more than one Borrower or Mortgagor is executing this document, each is referred to as "Borrower" or "I." For purposes of this document, words signifying the singular (such as "Borrower" or "I") shall include the plural (such as "Borrowers" or "we") and vice versa where appropriate.

Page 1



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MERS #: 100183355017034401

Mortgage Electronic Registration Systems, Inc. ("MERS") is a separate corporation that is acting solely as a nominee for the owner and holder of the promissory note, its successors and assigns. The MERS address is P.O. Box 2026, Flint, MI 48501-2026. The MERS telephone number is (888) 679-MERS (6377).

**Important Disclosures:** The Federal Housing Administration (FHA) requires that Lender provide you with information designed to help you understand the modified mortgage terms that are being offered to you. Lender is required to provide you with clear and understandable written information about the terms, costs, and risks of the modified mortgage in a timely manner to enable Borrower to make informed decisions. This information is included below. Please read it carefully.

If my representation in Section 1 below continue to be true in all material respects, then this Loan Modification Agreement ("Agreement") will, as set forth in Section 3 below, amend and supplement (1) the Mortgage on the Property and (2) the Note secured by the Mortgage. The Mortgage and Note together, as they may previously have been amended, are referred to as the "Loan Documents". Capitalized terms used in this Agreement and not defined here have the meaning given to them in the Loan Documents. If there is more than one borrower or mortgagor executing this document, each is referred to as "I". Words signifying the singular (such as "I") shall include the plural (such as "we") and vice versa where appropriate.

**1. My Representations.** I certify, represent to Lender, and agree as follows:

- A. I live in, and plan to continue to live in, the Property as my principal residence. The Property has not been condemned and has no material adverse physical condition(s). The Property has no more than four units.
- B. I am not a borrower on any other FHA-insured mortgage.
- C. Except as approved in writing by the FHA or Lender, there has been no change in the ownership of the Property after I signed the Loan Documents.
- D. If I received a discharge in a Chapter 7 Bankruptcy proceeding subsequent to the execution of the Loan Documents, Lender agrees that I will not have personal liability on the debt pursuant to this Agreement.

**2. Acknowledgements and Preconditions to Modification.** I understand and acknowledge that:

- A. As a precondition to receiving this proposed modification of the Loan Documents, I must accept and fully execute the required subordinate mortgage loan (also called a Partial Claim Note and Security Instrument). I have reviewed and approved the terms of such subordinate loan.



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- B.** Lender has no obligation to make any modification of the Loan Documents if any of the requirements under this Agreement has not been met.
- C.** Prior to the Modification Effective Date (as defined in Section 3), if Lender determines that any of my representations in Section 1 are no longer true and correct, (1) the Loan Documents will not be modified, (2) this Agreement will not be valid, and (3) Lender will have all of the rights and remedies provided by the Loan Documents.
- D.** The Loan Documents will not be modified unless and until (1) Lender approves this Agreement and (2) the Modification Effective Date (as defined in Section 3 below) has occurred.
- 3. The Modification.** If all of my representations in Section 1 above continue to be true in all material respects and all preconditions to the modification set forth in Section 2 above have been met, the Loan Documents will automatically become modified on 12/01/2021 (the "Modification Effective Date") and all unpaid late charges, penalties, and fees that remain unpaid will be waived. If I have failed to make any payments that are a precondition to this modification, this modification will not take effect.
- A.** The new Maturity Date will be: 12/01/2051
- B.** The new principal balance of my Note will be \$175,341.51 (the "New Principal Balance"). In servicing your loan, the Lender may have incurred third-party fees or charges that were not included in the terms of this Agreement. If so, these fees and charges will appear on your monthly statement under "Fees and Charges." These fees and charges will not accrue interest or late fees. You may pay these fees and charges at any time. If not previously paid, you must pay these fees and charges at the earliest of (1) the date you sell or transfer an interest in the Property, (2) the date you pay the entire New Principal Balance, or (3) the Maturity Date.
- C.** I promise to pay the New Principal Balance, plus interest, to the order of Lender.
- D.** The annual interest rate on the New Principal Balance will be 3.125%, beginning 12/01/2021, both before and after any new default. This fixed interest rate will remain in effect until the principal and interest and all of the obligations due under the Modified Loan Documents are paid in full.
- E.** On 01/01/2022 and on the first day of each month thereafter until all of the obligations due under the Modified Loan Documents are paid in full, Borrower must make monthly payments of \$1,515.94 (each, a "Monthly Payment"). Each Monthly Payment includes principal and interest of \$751.12, plus the current required escrow payment of \$764.82. My required escrow payments will likely adjust periodically in accordance with applicable law. If an escrow adjustment occurs, my total monthly payment would change accordingly.
- F.** I will be in default if I do not comply with the terms of the Modified Loan Documents.



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- 4. Additional Agreements.** Lender and I agree to the following:
- A.** I accept the risks of entering into this Agreement. These risks include (but are not limited to)
    - (1) The subordinate lien will require a balloon payment when I pay off, sell, or refinance the Property, which may make these things more difficult to do. The subordinate lien may also make it more difficult to get additional subordinate lien financing.
    - (2) My modified loan will have a fixed interest rate that will not change. As a result, if the interest rate in my Loan Documents could go up and down based on changes in an index, my new fixed interest rate might sometimes be higher than I would have paid before this modification.
  - B.** I authorize Lender to attach an Exhibit A to this loan modification, which will include a Legal Description, recording information of the original security instrument, and any other relevant information required by a County Clerk (or other recordation office) to allow for recording if and when Lender seeks recordation.
  - C.** All persons who signed the Loan Documents or their authorized representative(s) have signed this Agreement, unless: (1) a borrower or co-borrower is deceased; (2) the borrower and co-borrower are divorced and the Property has been transferred to one spouse in the divorce decree, in which event the spouse who no longer has an interest in the Property need not sign this Agreement (although the non-signing spouse may continue to be held liable for the obligation under the Loan Documents); or (3) Lender waived this requirement in writing.
  - D.** This Agreement supersedes the terms of any modification, forbearance, trial period plan, or workout plan that I entered into with Lender before the date of this Agreement.
  - E.** All terms and provisions of the Loan Documents, except as expressly modified by this Agreement, remain in full force and effect and I will comply with all covenants, agreements, and requirements of the Loan Documents, including (but not limited to) my agreement to pay all taxes, insurance premiums, assessments, Escrow Items, impounds, and all other similar obligations, the amounts of which may change in accordance with the terms of my Modified Loan Documents.
  - F.** The Modified Loan Documents are duly valid, binding agreements, enforceable in accordance with their terms and are hereby ratified and confirmed.
  - G.** I will fully cooperate with Lender in obtaining any title endorsement(s) or similar title insurance product(s) and/or any subordination agreement(s) that are necessary or required by Lender's procedures and/or the Modification to ensure that the Mortgage, as modified by this Agreement, is in first-priority lien position and is fully enforceable. The terms of this Agreement will not become effective, and this Agreement will be null and void, if Lender does not receive such title endorsement(s), title insurance product(s), and/or subordination agreement(s) on or before the Modification Effective Date.



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- H. I know that I am only entitled to loss mitigation terms that comply with the Modification. Therefore, if Lender discovers any error in the terms of this Agreement or in the required subordinate mortgage loan, I authorize the Lender to advise me of the error. If I do not accept the corrected terms, at Lender's option, this Agreement becomes void and of no legal effect. If I accept the corrected terms, I will execute and promptly return to Lender the revised and additional documents that will (1) consummate the intended terms and conditions of this Agreement and/or (2) correct the terms and conditions of this Agreement (a "Corrected Agreement"). If I do not sign and deliver a Corrected Agreement or any additional document required by Lender to comply with the Modification, the terms of the original Loan Documents shall continue in full force and effect, such terms will not be modified by this Agreement, and I may not be eligible for the Modification.
- I. Lender will collect and record, as applicable, personal information about me, including, but not limited to, my name, address, telephone number, social security number, credit score, income, payment history, government monitoring information, and information about account balances and activity ("Personal Information"). In addition, I consent to the disclosure of my Personal Information and the terms of this Agreement by Lender to (1) any investor, insurer, guarantor, or servicer that owns, insures, guarantees, or services my first lien or subordinate lien (if applicable) mortgage loan(s), (2) companies that perform support services for the Modification, and (3) any HUD-certified housing counseling agency.
- J. If any document related to the Loan Documents and/or this Agreement is lost, misplaced, or otherwise missing, I will comply with Lender's request to execute, acknowledge, initial, and deliver to Lender any documents Lender deems necessary ("Replacement Documents").

I will deliver the Replacement Documents to Lender within ten days after I receive Lender's written request for such Replacement Documents.

- K. Mortgage Electronic Registration Systems, Inc. ("MERS") is a separate corporation organized and existing under the laws of Delaware and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026. If the loan has been registered with MERS, MERS (i) has only legal title to the interests granted by the borrower in the mortgage and acts solely as a nominee for the owner and holder of the promissory note, its successors and assigns, (ii) has the right to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and (iii) has the right to take any action required of Lender, including, but not limited to, releasing and canceling the mortgage loan.



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By SIGNING BELOW, Borrower accepts and agrees to the terms contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

[Signature]  
Angel Ledezma  
(Must be signed exactly as printed)  
12 / 14 / 2021  
Signature Date (MM/DD/YYYY)

[Signature]  
Jessica Ledezma  
(Must be signed exactly as printed)  
12 / 14 / 2021  
Signature Date (MM/DD/YYYY)

[Signature]  
Edwin Gonzalez  
Witness Signature  
Edwin Gonzalez  
Witness Printed Name  
12 / 14 / 2021  
Witness Signature Date (MM/DD/YYYY)

[Space below this line for Acknowledgement]

STATE OF ILLINOIS  
COUNTY OF COOK

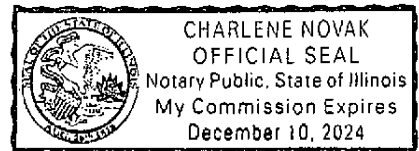
On the 14TH day of DECEMBER in the year 2021 before me, the undersigned, a Notary Public in and for said State, personally appeared Angel Ledezma and Jessica Ledezma, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to 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 or entity upon behalf of which the person or entity acted, executed the instrument.

WITNESS my hand and official seal  
[Signature]  
(Signature)

(Notary Public Seal)  
(Please ensure seal does not overlap any language or print)

Notary Public: CHARLENE NOVAK  
(Printed Name)

Notary commission expires: 12/10/2024



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THIS SECTION IS FOR INTERNAL USE ONLY

Freedom Mortgage Corporation  
By: Mortgage Connect Document Solutions, LLC, its attorney in fact

By: 

Dated: **December 20th, 2021**


Name: **Stephanie Casillas**  
Title : **Attorney-in-Fact**

\_\_\_\_\_ [Space below this line for Acknowledgement] \_\_\_\_\_

STATE OF Colorado  
COUNTY OF Denver

On 20th day of December in the year 2021 before Me, David Thao  
Notary Public, personally appeared Stephanie Casillas, Attorney in Fact  
of Mortgage Connect Document Solutions, LLC, Attorney in Fact for Freedom Mortgage Corporation, personally known to me (or 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 entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

 \_\_\_\_\_ Notary Signature

David Thao \_\_\_\_\_ Notary Public Printed Name Please Seal Here

September 11th, 2024 \_\_\_\_\_ Notary Public Commission Expiration Date

Signatures continue on the following page

**DAVID THAO**  
**NOTARY PUBLIC**  
**STATE OF COLORADO**  
NOTARY ID 20204031667  
MY COMMISSION EXPIRES SEPTEMBER 11, 2024



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Mortgage Electronic Registration Systems, Inc.,  
as nominee for Lender, its successors and assigns

By: 

December 20th, 2021

Date

Angie Lee, Assistant Secretary

[Space below this line for Acknowledgement]

STATE OF Colorado

COUNTY OF Denver

On 20th day of December in the year 2021 before me David Thao

Notary Public, personally appeared Angie Lee

Assistant Secretary of Mortgage Electronic Registration Systems, Inc., as nominee for Lender, its successors and assigns personally known to me (or 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 entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

 Notary Signature

David Thao Notary Public Printed Name Please Seal Here

September 11th, 2024 Notary Public Commission Expiration Date

**DAVID THAO**  
**NOTARY PUBLIC**  
**STATE OF COLORADO**  
NOTARY ID 20204031667  
MY COMMISSION EXPIRES SEPTEMBER 11, 2024



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## EXHIBIT A

The following described real estate situated in the County of Cook in the State of Illinois, to wit:

Exhibit A

Lot 20 in Block 12 in Fourth Addition to Boulevard Manor, being a Subdivision of the East 1/2 of the Southeast 1/4 and that part of the East 1/2 of the Northeast 1/4 lying South of the Center Line of Park Avenue of Section 32, township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

