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Doc#: 2208028108 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/21/2022 11:14 AM Pg: 1 of 6

When Recorded Return To:
Richmond Monroe Group, Inc.
82 Jim Linegar Lane
Branson West, MO 65737
Ref#: 0004190000119692
SPS BB LOAN MOD

This instrument was prepared by:
Select Portfolio Servicing, Inc.
3217 S Decker Lake Dr
Salt Lake City, UT 84119

Permanent Index Number: 06-34-307-027-0000

[Space Above This Line For Recording Data]

92527

LOAN MODIFICATION AGREEMENT (Providing for Fixed Interest Rate)

This Loan Modification Agreement ("Agreement"), made this **10th** day of **February, 2022**, between **SHAILENDRA S. MEHTA AND MADHU S. MEHTA** ("Borrower") and **Select Portfolio Servicing, Inc** ("Lender"), amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") dated **March 9, 2010**, in the amount of **\$408,000.00** and recorded on **March 23, 2010** in Book, Volume, or Liber No. _____, at Page _____ (or as Instrument No. **1008255086**), of the Official (Name of Records) Records of **COOK, ILLINOIS** (County and State, or other jurisdiction) 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
225 REGENCY CT, BARTLETT, IL 60103
(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):



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1. As of **March 1, 2022**, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. **\$472,372.73**, consisting of the unpaid amount(s) loaned to Borrower by Lender plus any interest and other amounts capitalized.
2. **\$5,200.00** 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 **\$467,172.73**. Interest will be charged on the Interest Bearing Principal Balance at the yearly rate of **2.875%**, from **February 1, 2022**. Borrower promises to make monthly payments of principal and interest of U.S. **\$1,638.93**, beginning on the **1st** day of **March, 2022**, 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 yearly rate of **2.875%** 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 **February 1, 2062**.
3. Borrower agrees to pay in full the Deferred Principal Balance and any other amounts still owed under the Note and the Security Instrument by the earliest of: (i) the date Borrower sells or transfers an interest in the Property, (ii) the date Borrower pays the entire Interest Bearing Principal Balance, or (iii) the new Maturity Date.
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; and
 - b) all terms and provisions of any adjustable rate rider, 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. Borrower understands and agrees that:
 - a) All the rights and remedies, stipulations, and conditions contained in the Security Instrument relating to default in the making of payments under the Security Instrument shall also apply to default in the making of the modified payments hereunder.
 - b) All covenants, agreements, stipulations, and conditions in the Note and Security Instrument shall be and remain in full force and effect, except as herein modified, and none of the Borrower's obligations or liabilities under the Note and Security Instrument 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 Note and Security Instrument, 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



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property or any other persons in any way obligated for, or liable on, the Note and Security Instrument 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 Note and Security Instrument.

d) All costs and expenses incurred by Lender in connection with this Agreement, including recording fees, title examination, and attorney's fees, shall be paid by the Borrower and shall be secured by the Security Instrument, unless stipulated otherwise by Lender.

e) 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 the Borrower.

f) Borrower authorizes Lender, and Lender's successors and assigns, to share Borrower information including, but not limited to (i) name, address, and telephone number, (ii) Social Security Number, (iii) credit score, (iv) income, (v) payment history, (vi) account balances and activity including information about any modification or foreclosure relief programs, with Third Parties that can assist Lender and Borrower in obtaining a foreclosure prevention alternative, or otherwise provide support services related to Borrower's loan. For purposes of this section, Third Parties include a counseling agency, state or local Housing Finance Agency or similar entity, any insurer, guarantor, or servicer that insures, guarantees, or services Borrower's loan or any other mortgage loan secured by the Property on which Borrower is obligated, or to any companies that perform support services to them in connection with Borrower's loan.

Borrower consents to being contacted by Lender or Third Parties concerning mortgage assistance relating to Borrower's loan including the trial period plan to modify Borrower's loan, at any telephone number, including mobile telephone number, or email address Borrower has provided to Lender or Third Parties.

By checking this box, Borrower also consents to being contacted by text messaging .

TAX CONSEQUENCES OF LOAN MODIFICATIONS. There may be income tax consequences related to this loan modification. Because you will be responsible for paying any income tax due as a result of this loan modification, you may wish to consult a tax advisor before accepting this loan modification.

Shailendra Mehta
Borrower - **SHAIENDRA S. MEHTA**

Date: 02/17/2022

Madhumehta
Borrower - **MADHU S. MEHTA**

Date: 2/17/2022



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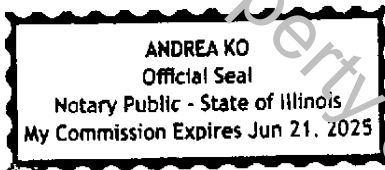
ACKNOWLEDGMENT

State of IL

§
§
§

County of COOK

The foregoing instrument was acknowledged before me this 2/17/22 by
SHAIKERRA S. MEHTA AND MADHU S. MEHTA.



(Seal)

Andrea Ko
Signature of Person Taking Acknowledgment

Andrea Ko
Printed Name

notary
Title or Rank

Serial Number, if any: 711820



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ACCEPTED AND AGREED TO BY THE OWNER AND HOLDER OF SAID NOTE
Select Portfolio Servicing, Inc

By: Adilene Delgado **Adilene Delgado** MAR 09 2022
-Lender Date of Lender's Signature
Adilene Delgado **Doc. Control Officer**

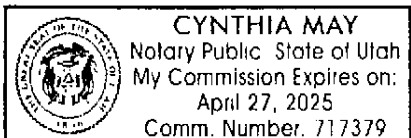
ACKNOWLEDGMENT

State of Utah §
County of SALT LAKE §

On this 09 day of MARCH, 2022, personally appeared before me

Adilene Delgado
whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is a **Document Control Officer** of **Select Portfolio Servicing, Inc** and that said document was signed by him/her on behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors,) and said **Document Control Officer** acknowledged to me that said Corporation executed the same.

[Signature]
Signature of Notary Public



Cynthia May
Printed Name

State of Utah
Residing at: **County of Salt Lake**

(Seal)

My Commission Expires: **APR 27 2025**



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EXHIBIT A

BORROWER(S): SHAILENDRA S. MEHTA AND MADHU S. MEHTA

LOAN NUMBER: 0023569650

LEGAL DESCRIPTION:

STATE OF ILLINOIS, COUNTY OF COOK, AND DESCRIBED AS FOLLOWS:

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS: LOT 27 IN THE FINAL PLAT OF SURVEY OF REGENCY OAKS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 114 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 7, 2003 AS DOCUMENT 0321918004 AND AS AMENDED BY CERTIFICATE OF CORRECTION RECORDED SEPTEMBER 2, 2004, AS DOCUMENT 0424639083, IN COOK COUNTY, ILLINOIS. PIN: 06-34-307-027 FOR INFORMATION PURPOSES ONLY: THE SUBJECT LAND IS COMMONLY KNOWN AS: 225 REGENCY COURT BARTLETT, ILLINOIS 60103

Permanent Index Number: 06-34-307-027-0000

ALSO KNOWN AS: 225 REGENCY CT, BARTLETT, IL 60103

