

# UNOFFICIAL COPY

Doc#: 2210513118 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/15/2022 12:09 PM Pg: 1 of 8

Investor Loan # 220777163

**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 80242  
APN/Tax ID: 29 25 217-006  
Recording Number: 2023551

This document was prepared by Freedom Mortgage Corporation, Michele Rice, 10500 Kincaid Drive, Suite 111, Fishers IN 46037-9764, (855) 690-5900

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Original Principal Amount: \$319,088.00      Loan Number: 0117550327  
Unpaid Principal Amount: \$310,886.82      FHA Loan Number: FR 1379296514703  
New Principal Amount: \$320,642.13  
Total Capitalized Amount: \$87,477.02

## LOAN MODIFICATION AGREEMENT

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

This Loan Modification Agreement ("Agreement") between **CAVELL STUBBS, A SINGLE MAN** whose address is 17052 WATERFORD DR, LANSING, IL 60438 ("Borrower" or "I") and **FREEDOM MORTGAGE CORPORATION** whose address is 907 Pleasant Valley Avenue, Mount Laurel, NJ 08054 ("Lender"), is effective 01/01/2022, and amends and supplements (1) the Mortgage, Deed of Trust or Security Deed (the "Security Instrument"), made by **CAVELL STUBBS, A SINGLE MAN** to **MERS AS NOMINEE FOR PLAZA HOME MORTGAGE INC., A CORPORATION** for \$319,088.00 and interest, dated 11/17/2017 and recorded on Date 11/22/2017 in Book or Liber \_\_\_\_\_ at page(s) \_\_\_\_\_ or as Document/Instrument Number 1732608396, 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 **17052 WATERFORD DR LANSING, IL 60438**. See *Exhibit A for Legal Description*

**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

<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.

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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 representations 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.
- 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.



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**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 01/01/2022 (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: 01/01/2052

**B.** The new principal balance of my Note will be \$320,642.13 (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 01/01/2022, 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 02/01/2022 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 \$2,964.97 (each, a "Monthly Payment"). Each Monthly Payment includes principal and interest of \$1,373.55, plus the current required escrow payment of \$1,591.42. 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.

**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.



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- 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.
- 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.



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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").

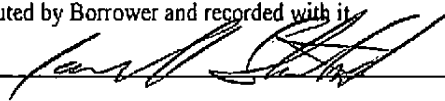
I will deliver the Replacement Documents to Lender within ten days after I receive Lender's written request for such Replacement Documents.



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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.

**Sign here to execute  
Modification/Agreement** →



Cavell Stubbs

(Must be signed exactly as printed)

12 127 12021

Signature Date (MM/DD/YYYY)

Witness Signature \_\_\_\_\_

Witness Printed Name \_\_\_\_\_

Witness Signature Date (MM/DD/YYYY) \_\_\_\_\_

*[Space below this line for Acknowledgement]*

STATE OF ILLINOIS

COUNTY OF COOK

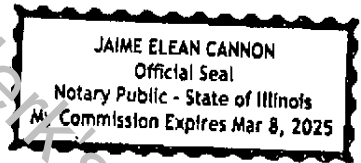
On the 27<sup>th</sup> day of December in the year 2021 before me, the undersigned, a Notary Public in and for said state, personally appeared Cavell Stubbs, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within 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.

Jaime Elean Cannon  
(Signature)

Notary Public: Jaime Elean Cannon  
(Printed Name)

My commission expires: 03-08-2025  
(Please ensure seal does not overlap any language or print)



(Notary Public Seal)



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Nationstar Mortgage LLC d/b/a Mr. Cooper as servicer for Freedom Mortgage Corporation

By Yvonne Garcia \_\_\_\_\_ -Lender  
Name: Yvonne Garcia \_\_\_\_\_

Title: Assistant Secretary

4/6/22 \_\_\_\_\_ Date of Lender's Signature

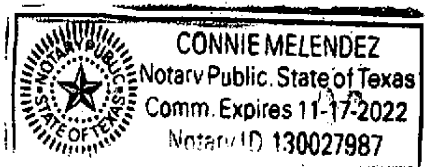
----- [ Space Below This Line for Acknowledgments ] -----

The State of Texas  
County of Denton

Before me Connie Melendez \_\_\_\_\_ /Notary Public (name of notary) on this day personally appeared Yvonne Garcia \_\_\_\_\_, the Assistant Secretary of Nationstar Mortgage LLC d/b/a Mr. Cooper as servicer for Freedom Mortgage Corporation, personally known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposed and consideration therein expressed.

Give under my hand and seal of officer this 6 day of April, 2022 \_\_\_\_\_

Connie Melendez  
\_\_\_\_\_  
Signature



Connie Melendez  
\_\_\_\_\_  
Print Name of Notary Public

Print Name of Notary Public

Notary Public

My commission Expires: 11/17/2022 \_\_\_\_\_

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## EXHIBIT A

The following described Real Estate situated in the County of Cook, State of Illinois, to wit:

Lot 6 in Waterford Estates, being a resubdivision in the East 1/2 of the Northeast 1/4 of Section 25, Township 35 North Range 14 East of the Third Principal Meridian, according to the Plat thereof recorded October 14, 2004 as Document D428834015 and Certificates of Correction recorded November 9, 2004 as Document 0431434133 and December 9, 2004 as Document 0434439110, in Cook County, Illinois

