

9.

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORDS

2013 031485

2013 MAY -3 AM 11:29

MICHAEL S. BROWN  
RECORDER

**When Recorded Return To:**

Bank of America, N.A.  
1001 Liberty Avenue, Suite 675  
Pittsburgh, PA 15222

**Recording Requested By:**

Bank of America, N.A.

Document No.: 0652877796847105A

*Cate Black*  
*1001 Liberty Ave Ste 675*  
*Pittsburgh PA 15222*

Space Above for Recorder's Use

*396362-1300777*

**LOAN MODIFICATION AGREEMENT**

*Pre-rec info - 5/19/2005*      *2005-04/12/3*  
Borrower ("I")<sup>1</sup>: NICOLE L ELLINGTON

Lender or Servicer ("Lender"): Bank of America, N.A.

Date of first-lien mortgage, deed of trust, or security deed ("Mortgage") and Note ("Note"): May 16, 2005

FHA Loan Number: 1517856125703

Property Address ("Property"): 1525 CALHOUN ST, GARY, IN 46406

See attached Exhibit "A" for Legal Description

Recording information: Mortgage recorded in Book/Liber \_\_\_\_\_ at page(s) \_\_\_\_\_ of the \_\_\_\_\_ Records of \_\_\_\_\_

(Name of Records) (County and State, or Other Jurisdiction)

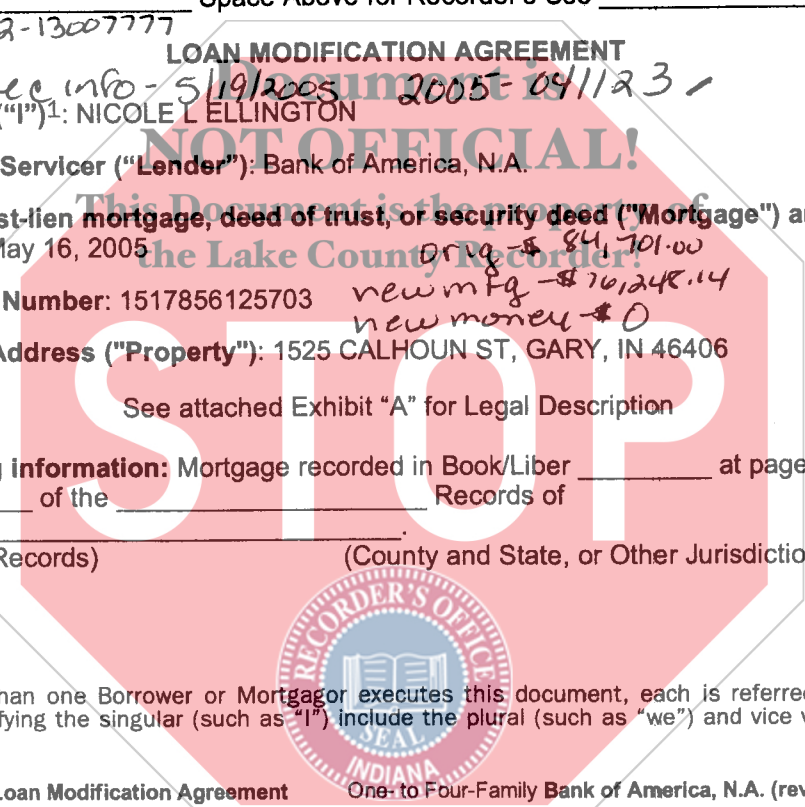
<sup>1</sup> If more than one Borrower or Mortgagor executes this document, each is referred to as "I." Words signifying the singular (such as "I") include the plural (such as "we") and vice versa where appropriate.

FHA-HAMP Loan Modification Agreement One- to Four-Family Bank of America, N.A. (rev. 11/21/11)



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Page 1



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*our \$1-*  
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**Important Disclosures:** The Federal Housing Administration (FHA) requires that the Lender provide you with information to help you understand the modified mortgage and partial claim terms that are being offered to you. The Lender must timely provide you with clear and understandable written information about the terms, costs, and risks of the modified mortgage to enable the Borrower to make informed decisions. This information is included below. Please read it carefully.

If my representations in Section 1 are true in all material respects and if I have satisfied all of the preconditions in Section 2, this Loan Modification Agreement ("Agreement") will, as set forth in Section 3, modify (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 called the "Loan Documents." Capitalized terms used in this Agreement and not otherwise defined have the meanings set forth in the Mortgage and/or Note, as applicable.

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

- A. I am experiencing a financial hardship. As a result, (1) I am in default under the Loan Documents and (2) I do not have sufficient income or access to sufficient liquid assets to make the monthly mortgage payments due under the Loan Documents.
- B. I live in the Property as my principal residence. The Property has not been condemned.
- C. Except as approved in writing by the FHA or Lender, there has been no change in the ownership of the Property since I signed the Loan Documents.
- D. I have provided documentation for all income that I receive. I am not required to disclose child support or alimony, unless I chose to rely on such income to qualify for the FHA-Home Affordable Modification Program ("Program").
- E. Under penalty of perjury, all documents and information I have provided to Lender in connection with this Agreement, including (but not limited to) the documents and information regarding my eligibility for the Program, are true and correct.
- F. I have made all payments required under a trial period plan, as required under the Program.

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

- A. As a precondition to receiving this proposed modification of the Loan Documents, I must accept and fully execute the FHA's required subordinate mortgage (also called a Partial Claim Note and Security Instrument).



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- B. 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) the Lender will have all of the rights and remedies provided by the Loan Documents.
- C. The Loan Documents will not be modified unless the Modification Effective Date (as defined in Section 3) has occurred.
- D. The Lender has no obligation to make any modification of the Loan Documents if any of the requirements under this Agreement has not been met.
3. **The Modification.** If my representations in Section 1 continue to be true and correct and all preconditions to the modification in Section 2 have been met, the Loan Documents will automatically become modified (the "Modified Loan Documents") on September 1, 2012 (the "Modification Effective Date") and Lender will waive all due and unpaid late charges.
- A. The new Maturity Date will be: August 1, 2042
- B. The new principal balance of my Note will be \$76,248.14 (the "New Principal Balance").
- 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 4.375%, beginning August 1, 2012, both before and after any new default. This fixed interest rate will remain in effect until principal and interest and all of the obligations due under the Modified Loan Documents are paid in full.
- E. On September 1, 2012 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 \$621.74 (each, a "Monthly Payment"). Each Monthly Payment includes principal and interest of \$380.70, plus the current required escrow payment of \$241.04. 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.** I understand and agree:
- A. I accept the risks of entering into this Agreement. These risks include (but are not limited to):



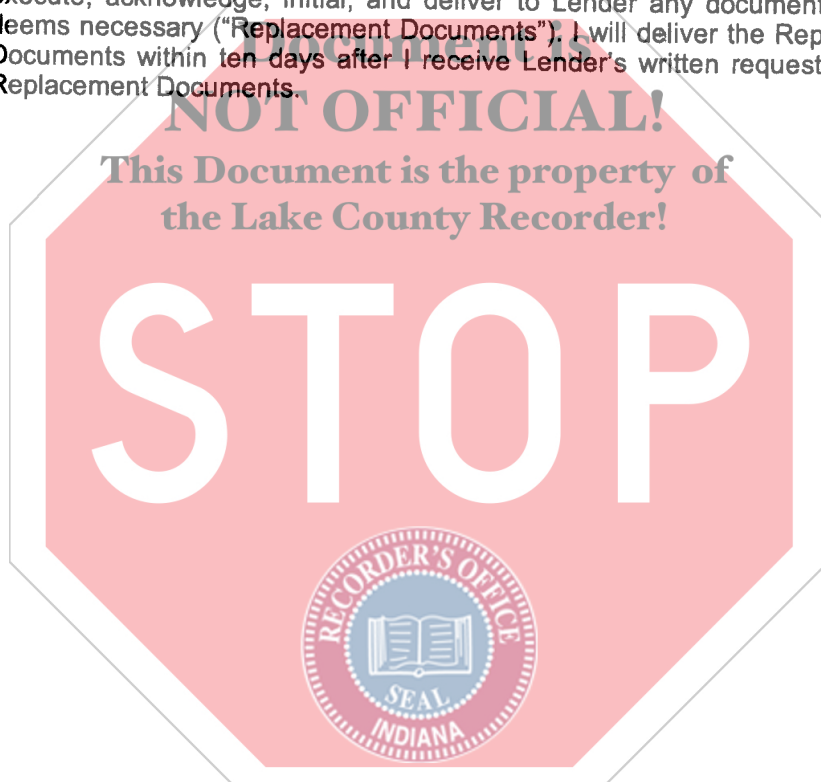
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- (1) The FHA's subordinate lien will require a balloon payment when I pay off, sell, or refinance the Property, which may make these things more difficult to do. The FHA's subordinate lien may also make it more difficult to get additional subordinate 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. 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) the Lender has waived this requirement in writing.
- C. 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.
- D. Except to the extent modified by this Agreement, 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.
- E. The Modified Loan Documents are duly valid, binding agreements, enforceable in accordance with their terms and are hereby ratified and confirmed.
- F. All terms and provisions of the Loan Documents, except as expressly modified by this Agreement, remain in full force and effect. Nothing in this Agreement satisfies or releases any obligation in the Loan Documents. Except as expressly modified by this Agreement, I will be bound by, and will comply with, all of the terms and conditions of the Loan Documents and this Agreement.
- 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 Program 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. If an error is detected after execution of this Agreement, I will execute any documents reasonably necessary to (1) consummate the terms and conditions of this Agreement and/or (2) correct the terms and conditions of this Agreement (a "Corrected Agreement"). If I receive a Corrected Agreement from Lender, this Agreement will be void and of no legal effect. If I elect not to sign a Corrected Agreement, 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 will not be eligible for a modification under the Program.
- 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 the trial period plan and 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 Program, and (3) any HUD-certified housing counselor.
- 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 within ten days after I receive Lender's written request for such Replacement Documents.



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In Witness Whereof, Lender and I have executed this Agreement.

SIGNED AND ACCEPTED THIS 30 DAY OF October

Borrower:

Nicole L. Ellington  
NICOLE L ELLINGTON

ALL SIGNATURES MUST BE ACKNOWLEDGED

STATE OF Illinois

COUNTY OF Cook

On 30th October 12 before me, Denice Davis, Notary Public, personally

appeared Nicole L. Ellington, 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(s) acted, executed the instrument.

WITNESS my hand and official seal.

Denice Davis  
Notary Signature 12-01-2015  
Commission Expiration Date

Denice Davis  
Printed Name Place Seal Here



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The following mortgagor is not a Borrower, but has an ownership interest in the Property and is signing solely to consent to this Modification as a mortgagor:

MORTGAGOR:

Nicole L. Ellington  
Signature

October 30, 2012  
Date

Nicole L. Ellington  
Name (typed or printed)

STATE OF Illinois

COUNTY OF Cook

On 30th day of October before me, Denice Davis, Notary Public, personally

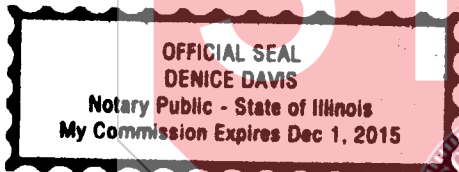
appeared Nicole L. Ellington, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their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

WITNESS my hand and official seal.

Denice Davis  
Notary Signature

12-01-2015  
Commission Expiration Date

Denice Davis  
Printed Name Place Seal Here



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DO NOT WRITE BELOW THIS LINE.

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THIS SECTION IS FOR INTERNAL USE ONLY

Bank of America, N.A., for itself or as successor by merger to BAC Home Loans Servicing, LP  
By: Urban Settlement Services, LLC, its attorney in fact

By: [Signature]

Dated: DEC 03 2012

Name: **Matthew Pittman**  
Title: **ASSISTANT SECRETARY**

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

STATE OF Colorado  
COUNTY OF Broomfield

On 12-3-12 before Me, Cher Her Notary Public, personally appeared  
Matthew Pittman 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.

[Signature] Notary Signature

**CHER HER**  
**NOTARY PUBLIC, STATE OF COLORADO**

Cher Her Notary Public Printed Name **My Comm. Expires December 27, 2015**  
Please Seal Here

12-27-2015 Notary Public Commission Expiration Date

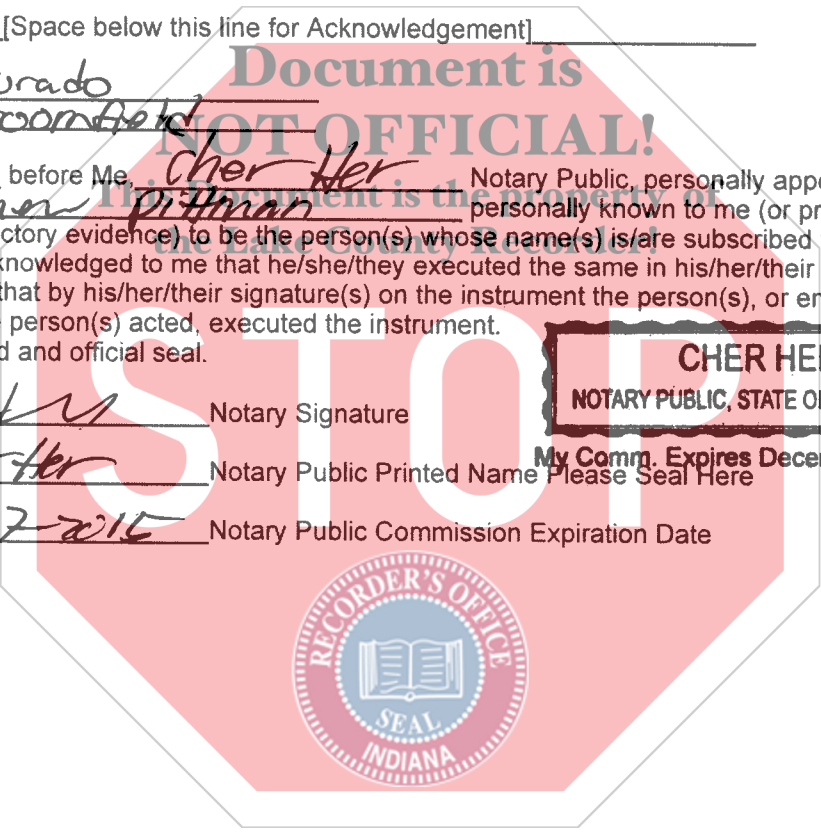




EXHIBIT A

LEGAL DESCRIPTION

LOTS NUMBERED 41 AND 42, IN BLOCK 4 AS SHOWN ON THE RECORDED PLAT OF HENRY A. BOORSE'S FIRST ADDITION TO IVANHOE, IN THE CITY OF GARY RECORDED IN PLAT BOOK 2, PAGE 42 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

