

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 058897

2016 AUG 30 AM 8:42

MICHAEL B. BROWN
RECORDER

..... [Space Above This Line For Recording Data].....
LOAN MODIFICATION AGREEMENT

STATE: IN
COUNTY: LAKE

Grantor(s): WILLIE J MOORE

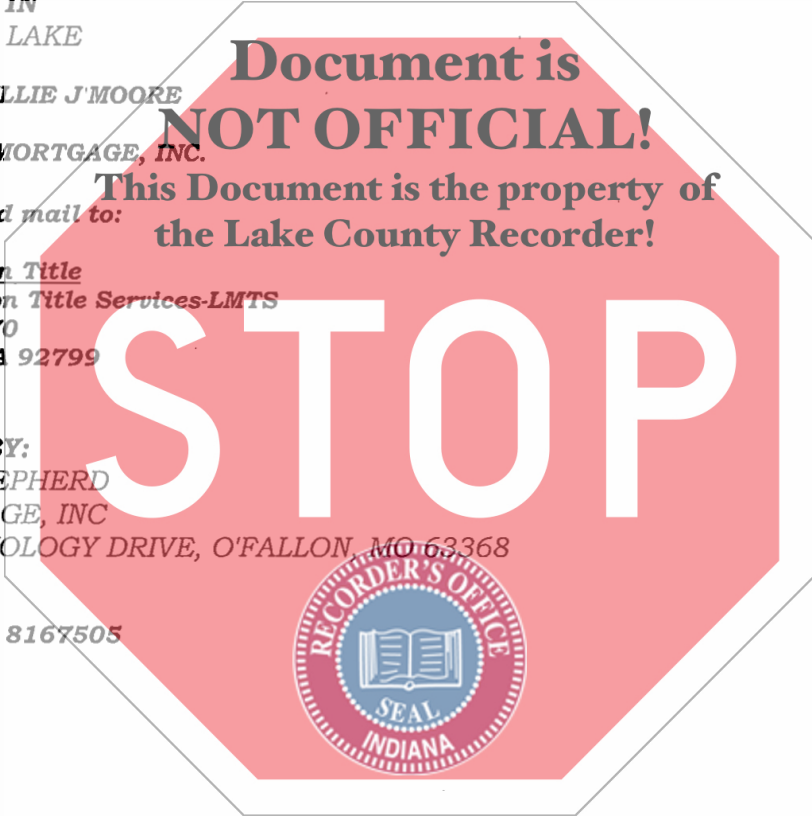
Grantee: CITIMORTGAGE, INC.

When recorded mail to:

First American Title
Loss Mitigation Title Services-LMTS
P.O. Box 27670
Santa Ana, CA 92799
Attn: LMTS

PREPARED BY:
JESSICA SHEPHERD
CITIMORTGAGE, INC
1000 TECHNOLOGY DRIVE, O'FALLON, MO 63368

ORDER #: 8167505



THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(ADDITIONAL RECORDING FEE APPLIES)

1 copy

1 ref

E

AMOUNT \$ 26.00
CASH _____ CHARGE _____
CHECK# 15288994
OVERAGE \$2.00
COPY _____
NON-CONF _____
DEPUTY AB

When recorded mail to: #8167505
First American Title
Loss Mitigation Title Services 1806.14
P.O. Box 27670
Santa Ana, CA 92799
RE: MOORE - ALTA ENDORSEMENT

If Applicable: MERS MIN: 100027310001989045 MERS Phone: 1-888-679-6377

Prepared by: Sherry Valentine
MO 63368

Office: CitiMortgage, Inc. 1000 Technology Drive O'Fallon,
Loan # 9080251723

LOAN MODIFICATION AGREEMENT
(PROVIDING FOR FIXED INTEREST RATE/CAPITALIZATION)

This Loan Modification Agreement ("Agreement"), made May 2, 2012, between WILLIE J MOORE, ("Borrower") residing at 5333 ADAMS ST, MERRILLVILLE, IN 46410-1441, and CitiMortgage, Inc. ("Lender") If Applicable: follow with successor by reason of merger with SIB Mortgage Corporation and amends and supplements (1) the Mortgage, Deed of Trust, or Deed to Secure Debt (the "Security Instrument") dated 01/17/03 and recorded on 01/24/03, Document number 2003 008502, Book number na, Page na in the Official Records of LAKE County, Indiana 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 5333 ADAMS ST, MERRILLVILLE IN, 46410 the real property described as being set forth as follows:

LOT 15, EXCEPT THE NORTH 25 FEET THEREOF AND LOT 16, EXCEPT THE SOUTH 30 FEET THEREOF, BLOCK "K", IN MEADOWLAND STATES, UNIT NO. 2, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 03 PAGES 95, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

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):

1. As of 05/02/12, the amount payable under the Note and Security Instrument (the "Unpaid Principal Balance") is U.S. \$ 105,735.93. The Borrower acknowledges that interest has accrued but has not been paid and the Lender has incurred, paid or otherwise advanced taxes, insurance premiums and other expenses necessary to protect or enforce its interest in the Note and the Security Instrument, and that such interest, costs and expenses in the total amount of \$ 2,449.82, have been added to the indebtedness under the terms of the Note and Security Instrument and the loan re-amortized over 248 months. When payments resume on 07/01/12, the New Unpaid Principal Balance will be \$ 108,185.75.

2. The Borrower promises to pay the New Unpaid Principal Balance, plus Interest, to the order of Lender. Interest will be charged on the Unpaid Principal Balance at the yearly rate of 4.375 % effective 06/01/12 (the "Interest Change Date"). The Borrower promises to make monthly payments of principal and interest of U.S. \$ 663.51 (which does not include and amounts required for Insurance and/or Taxes) beginning on 07/01/12 and continuing thereafter on the same date of each succeeding month until principal and interest are paid in full.

If on 02/01/33 (the "Maturity Date"), the Borrower still owes amounts under the Note and Security Instrument, as amended by this Agreement, the Borrower will pay those amounts in full on the Maturity Date. All other terms stated in the Note remain the same.

3. If all or any part of the property or any interest in it is sold or transferred (or if a beneficial interest in the Borrower is sold or transferred and the Borrower is not a natural person) without the Lender's prior written consent, the Lender may, at its option, require immediate payment in full of all sums secured by the Security Instrument.

If the Lender exercises this option, the Lender shall give the 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 the Borrower must pay all sums secured by the Security Instrument. If the Borrower fails to pay these sums prior to the expiration period, the Lender may invoke any remedies permitted by the Security Instrument without further notice or demand on the Borrower.

- A. That, as of the Modification Effective date, I understand that the Lender will only allow the transfer and assumption of the Loan, including this Agreement to a transferee of my property as permitted under the Garn St. Germain Act, 12 U.S.C. Section 1701j-3. A buyer or transferee of the Property will not be permitted, under any other circumstance, to assume the loan. Except as noted herein, this Agreement may not be assigned to, or assumed by, a buyer or transferee of the Property.

4. The Borrower also will comply with all the other covenants, agreements, and requirements of the Security Instrument, including without limitation, the Borrower's covenants and agreements to make all the payments of taxes, insurance premiums, assessments, escrow items, impounds, and all other payments that the Borrower is obligated to make under 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, or part of, the Note and Security Instrument and that contains any such terms and provisions as those referred to in (a) above.

5. 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. Except as otherwise specifically provided in this Agreement, the Note and Security Instrument will remain unchanged, and the Borrower and Lender will be bound by and comply with, all of the terms and provisions thereof, as amended by this Agreement.

6. It is mutually agreed that the Security Instrument shall constitute a first lien upon the premise and that neither the obligation evidencing the aforesaid indebtedness nor the Security Instrument shall in any way be prejudiced by this Agreement, but said obligation and Security Instrument and all the covenants and agreements thereof and the rights of the parties there under shall remain in full force and effect except as herein expressly modified.

- A. Notwithstanding the foregoing, to the extent personal liability has been discharged in bankruptcy with respect to any amount payable under the Note, as modified herein, nothing contained herein shall be construed to impose personal liability to repay any such obligation where any obligations have been so discharged. If any bankruptcy proceeding is pending or completed during a time period related to entering this Agreement, I understand that I enter this Agreement voluntarily and that this Agreement, or actions taken by the Lender in relation to this Agreement, does not constitute a demand for payment or any attempt to collect any such obligation.

B.

MERS LOAN. If this box is checked, the loan evidenced by the Note and secured by the Security Instrument was assigned to or the Security Instrument was prepared in the name of Mortgage Electronic Registration Systems, Inc. ("MERS") is a separate corporation organized and existing under the laws of Delaware and has an address of 1901 E Voorhees Street Suite C, Danville, IL 61834 or P.O. Box 2026, Flint, MI 48501-2026, and telephone number of (888) 679-MERS. In cases where the loan has been registered with MERS who has only legal title to the interests granted by the borrower in the mortgage and who is acting solely as nominee for Lender and Lender's successors and assigns, MERS 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 to take any action required of Lender including, but not limited to, releasing and canceling the mortgage loan.

IN WITNESS WHEREOF, the parties have signed, sealed and delivered this agreement on the date above written.

5-03-12 Willie J. Moore
Date Borrower - WILLIE J MOORE



CitiMortgage, Inc.

Amy L Kitsmiller
Vice President
CitiMortgage, Inc.

2-28-13 By: Amy Kitsmiller
Date Lender - Vice President

If Non-note obligors, vested at time of Origination are to execute the modification agreement in Spousal/ Homestead States, below a borrower signature line, add disclaimer: Non-Borrower Spouse, I acknowledge agreement but do not assume any personal liability on the Note.

<Insert Trust Signature Line if Borrower is an intervivos revocable trust. Include one for each trustee>

Document is NOT OFFICIAL!

_____, Trustee of the _____ Trust under trust instrument dated _____
for the county of _____ (Borrower).

This Document is the property of the Lake County Recorder!

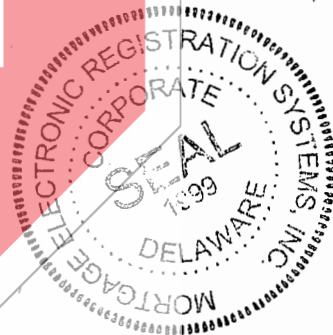
If MERS Loan:

Mortgage Electronic Registration Systems, Inc.

Nominee for Lender

By: Amy Kitsmiller 2-28-13

Amy L Kitsmiller
Assistant Secretary
Mortgage Electronic Registration Systems, Inc.



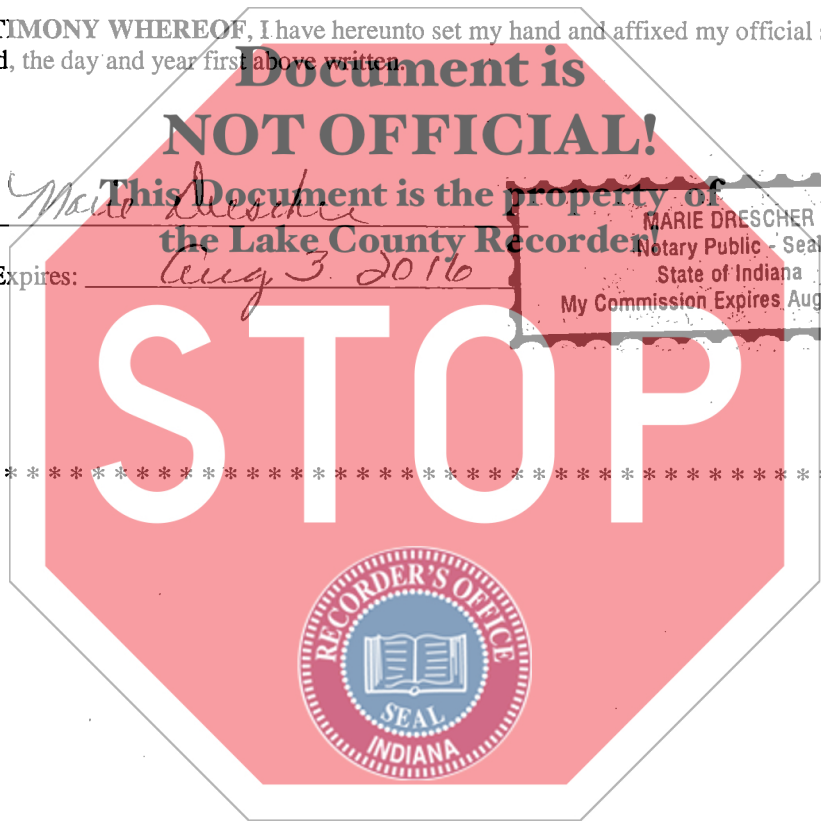
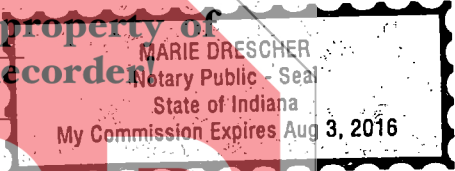
-----[Space Below This Line for Acknowledgments]-----

State of **Indiana**)
)SS
County of **Lake**)

On this 3 day of May, 2012, before me personally appeared WILLIE J MOORE, to me known or proved to be the person(s) described in and who executed the foregoing instrument, and acknowledged that HE/SHE/THEY executed the same as HIS/HER/THEIR free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Notary Public Marie Drescher
My Commission Expires: Aug 3, 2016



State of Missouri)
County of St Charles)

On February 28, 2013, before me appeared Amy L. Kitsmiller, to me personally known, being duly sworn or affirmed did say that she is a Vice President Of CitiMortgage, Inc., and that said instrument was signed on behalf of said corporation, by authority of its Board of Directors, Amy L. Kitsmiller acknowledged said instrument to be the free act and deed of said corporation, and that such individual made such appearance before the undersigned in the City of O'Fallon, State of Missouri.

Leslie E. Doerr
Notary Public



LESLIE E. DOERR
Notary Public, Notary Seal
State of Missouri
Jasper County
Commission # 11276637
My Commission Expires December 07, 2015

State of Missouri)
County of St Charles)

On February 28, 2013, before me appeared Amy L. Kitsmiller to me personally known, being duly sworn or affirmed did say that she is a Assistant Secretary Of Mortgage Electronic Registration Systems, Inc. and that said instrument was signed on behalf of said corporation, by authority of its Board of Directors, Amy L. Kitsmiller acknowledged said instrument to be the free act and deed of said corporation, and that such individual made such appearance before the undersigned in the City of O'Fallon, State of Missouri.

Notary Public Leslie E. Doerr

LESLIE E. DOERR
Notary Public, Notary Seal
State of Missouri
Jasper County
Commission # 11276637
My Commission Expires December 07, 2015

Certificate of Preparation

Prepared by: Jessica Shepherd
CitiMortgage, Inc.
1000 Technology Drive (M.S. 321)
O'Fallon, MO 63368-2240
1-866-272-4749

Acct # 9080251723

This is to certify that this INSTRUMENT was prepared by CITIMORTGAGE, Inc., one of the parties name in the instrument.



Preparer Signatures
Jessica Shepherd
Assistant Vice President

Indiana Affirmation Statement

Account 9080251723

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law."

