

UNOFFICIAL COPY

Doc#: 1007708053 fee: \$54.00
Date: 03/18/2010 08:11 AM Pg: 1 of 5
Cook County Recorder of Deeds
*RHSP FEE \$10.00 Applied

LOAN MODIFICATION AGREEMENT
(Providing for Fixed Interest Rate)

41178606⑤

Please return document to:

Parcel Number:

03-21-402 014-1305

Equity Loan Services, Inc.
1100 Superior Avenue, Suite 200
Cleveland, Ohio 44114
Attn: National Recording Team

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Prepared by: _____ [Space Above This Line For Recording Date] _____

PNA Bank

Loan # 0020767174

Attn: Special Products Dept.
425 Phillips Blvd.
Ewing, NJ 08618

Lauren Crimer

LOAN MODIFICATION AGREEMENT
(Providing for Fixed Interest Rate)

This Loan Modification Agreement ("Agreement"), made this 1st day of **January, 2010** between **Grzegorz Putek and Monika Putek** ("Borrowers") and **PNA Bank f/k/a Alliance FSB** ("Lender"), amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument"), dated **April 16, 2007** and recorded on April 19, 2007 as Instrument No. 0710905249 in the County Recorder's Office of Cook County, Illinois and (2) 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 **2408 E Brandenberry Ct, Arlington, IL, 60004**, the real property described being set forth as follows:

See Exhibit "A" attached

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 **January 1, 2010**, the amount payable under the Note and Security Instrument (the Unpaid Principal Balance") is U.S. **\$101,989.36**, consisting of the unpaid amount(s) loaned to Borrower by Lender plus any interest and other amounts capitalized.
2. Borrowers promise to pay the Unpaid Principal Balance, plus interest, to the order of Lender. Interest will be charged on the Unpaid Principal Balance at the yearly rate of **5%**, from **January 1, 2010**. Borrowers promise to make monthly payments of principal and interest of U.S. **\$570.93** beginning on the first day of **February, 2010**, and continuing thereafter on the same day of each succeeding month for the next twenty four (24) months. Effective with the payment due **February 1, 2012**, the interest rate will revert back to **7.375%** which was the rate in effect prior to the modification until principal and interest are paid in full. If on **May 1, 2037** (the "Maturity Date"), Borrowers still owe amounts under the Note and Security Instrument, as amended by this Agreement, Borrowers will pay these amounts in full on the Maturity Date. The Borrowers will make such payments at:

PNA Bank
425 Phillips Blvd.
Ewing, NJ 08618

3. If all or any part of the Property or any interest in the Property is sold or transferred (or if Borrowers are not natural persons and a beneficial interest in Borrowers is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by the Security Instrument. If Lender exercises this option, Lender shall give Borrowers 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 Borrowers must pay all sums secured by the Security Instrument. If Borrowers fail to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by the Security Instrument, without further notice or demand on Borrowers.

UNOFFICIAL COPY

4. Borrowers also will comply with all other covenants, agreements, and requirements of the Security Instrument, including without limitation, Borrowers' covenants and agreements to make all payments of taxes, insurance premiums, assessments, escrow items, impounds, and all other payments that Borrowers are 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, including, where applicable, the Timely Payment Rewards rate reduction, as described in paragraph 1 of the Timely Payment Rewards Addendum to Note and paragraph A.1. of the Timely Payment Rewards Rider. By executing this Agreement, Borrowers waive any Timely Payment Rewards rate reduction to which Borrowers may have otherwise been entitled; and
 - b) All terms and provisions of any adjustable rate rider, or Timely Payment Rewards Rider, where applicable, 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. Borrowers understand and agree 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 Borrowers' 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 property or any other persons in any way obligated for, or liable on the Note and Security Instrument are expressly reserved by Lender.
 - c) Borrowers have no right of set-off or counterclaim, or any defense to the obligations of the Note or Security Instrument.
 - d) 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.
 - e) 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 Borrowers and shall be secured by the Security Instrument, unless stipulated otherwise by Lender.
 - f) Borrowers agree 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 Borrowers.

 (Seal)
 -Lender
 By: Mark Kelbaugh
 Mark Kelbaugh, Authorized Representative

Grzegorz Putek (Seal)
 Grzegorz Putek
Monika Putek (Seal)
 Monika Putek

UNOFFICIAL COPY

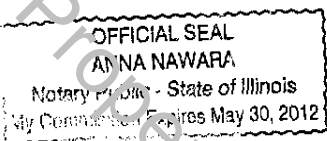
[Space Below This Line For Acknowledgements]

STATE OF ILLINOIS
COUNTY OF COOK

SS:

BE IT REMEMBERED THAT, on this 23rd day of JANUARY, 2010, before me, the subscriber named below, personally appeared **Grzegorz Putek** who, being by me duly sworn on his/her oath, deposed and made proof to my satisfaction that he/she is the person named in and who executed the within instrument; and I having first made known to him/her the contents thereof, he/she did acknowledge that he/she signed, sealed, and delivered the same as his/her voluntary act and deed, for the uses and purposes therein expressed.

Anna Nawara
Notary Public **ANNA NAWARA**

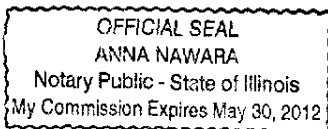


STATE OF ILLINOIS
COUNTY OF COOK

SS:

BE IT REMEMBERED THAT, on this 23rd day of JANUARY, 2010, before me, the subscriber named below, personally appeared **Monika Putek** who, being by me duly sworn on his/her oath, deposed and made proof to my satisfaction that he/she is the person named in and who executed the within instrument; and I having first made known to him/her the contents thereof, he/she did acknowledge that he/she signed, sealed, and delivered the same as his/her voluntary act and deed, for the uses and purposes therein expressed.

Anna Nawara
Notary Public **ANNA NAWARA**

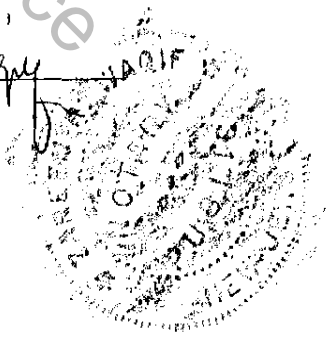
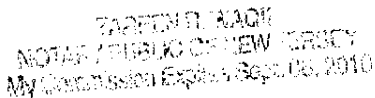


STATE OF New Jersey
COUNTY OF Mercer

SS:

The foregoing instrument is hereby acknowledged before me this 02nd day of February 2010, by **Mark Kelbaugh**, an Authorized Representative of **PNA Bank**, on behalf of the corporation, who I am satisfied, is the person who signed the foregoing instrument; and he/she did acknowledge that he/she signed and delivered the same in his/her capacity as such officer and that the foregoing instrument is the voluntary act and deed of such corporation, made by virtue of the authority of its board of directors.

Zareen R. Waqif
Notary Public **ZAREEN R. WAQIF**



UNOFFICIAL COPY


EXHIBIT A

SITUATED IN THE COUNTY OF COOK AND STATE OF ILLINOIS:

UNIT 10-2F IN BRANDENBERRY PARK EAST CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 IN UNIT 1, LOT 2 IN UNIT 2, LOT 3 IN UNIT 3, AND LOT 4 IN UNIT 4 OF BRANDENBERRY PARK EAST BY ZALE, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 25108489, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Parcel Number: 03-21-402-014-1305
GRZEGORZ PUTEK AND MONIKA PUTEK, HUSBAND AND WIFE, NOT AS JOINT TENANTS OR TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY

2408 EAST BRANDENBERRY COURT APT. 2F, ARLINGTON HEIGHTS IL 60004
Loan Reference Number : 0020767174
First American Order No: 41178606
Identifier: FIRST AMERICAN EQUITY LOAN SERVICE

 PUTEK
41178606 IL
FIRST AMERICAN ELS
MODIFICATION AGREEMENT
