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Doc#. 1304257406 fee: \$86.00

Date: 02/17/2013 11:14 AM Pg. 1 of 6

Cook County Recorder of Deeds

*RHSP FEE \$10.00 Applied

LOAN MODIFICATION AGREEMENT

40782229

Property of Cook County Clerk's Office

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Prepared By: _____ [Space Above This Line For Recording Date] _____
PNA Bank **Loan # 0020765269**
 Attn: Special Products Dept.
 425 Phillips Blvd.
 Ewing, NJ 08618

LOAN MODIFICATION AGREEMENT
(Providing for Fixed Interest Rate)

This Loan Modification Agreement ("Agreement"), made this 1st day of **November, 2012** between **Juan A. Cervera and Maria G. Cervera, Husband and Wife** ("Borrowers") and **Alliance Federal Savings Bank** ("Lender"), amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") and Timely Payment Rewards Rider, if any, in the original loan amount of **\$199,000.00** and dated **November 7, 2006** and recorded on November 28, 2006 as Instrument No. 0633208113 in the County Recorder's Office of Cook County, Illinois and further assigned to **Polish National Alliance** and recorded on January 30, 2007 as Instrument No. 0703008013 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 **7222 S. Lawndale, Chicago, IL, 60629**, the real property described being set forth as follows:

See Exhibit "A" attached – PPN: 15-36-112-023-0000

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 **November 1, 2012**, the amount payable under the Note and Security Instrument (the Unpaid Principal Balance") is U.S. **\$171,907.66**, 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 **4.5%**, from **November 1, 2012**. Borrowers promise to make monthly payments of principal and interest of U.S. **\$871.03** beginning on the first day of **December, 2012**, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. If on **November 1, 2042**, I still owe amounts under this modification agreement, I will pay those amounts in full on that date, which is called the ("New 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.

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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) 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 Borrowers and shall be secured by the Security Instrument, unless stipulated otherwise by Lender.
 - e) 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)
 Juan A. Cervera

 (Seal)
 Maria G. Cervera

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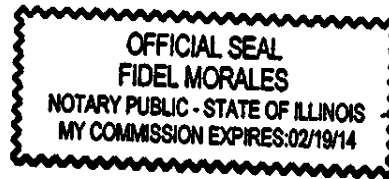
[Space Below This Line For Acknowledgements]

STATE OF Illinois
COUNTY OF Cook

SS:

BE IT REMEMBERED THAT, on this 8 day of November, 2012, before me, the subscriber named below, personally appeared **Juan A. Cervera** 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.

Notary Public

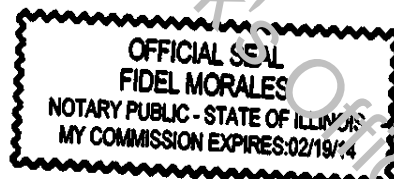


STATE OF Illinois
COUNTY OF Cook

SS:

BE IT REMEMBERED THAT, on this 8 day of November, 2012, before me, the subscriber named below, personally appeared **Maria G. Cervera** 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.

Notary Public



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EXHIBIT A

SITUATED IN THE COUNTY OF COOK AND STATE OF ILLINOIS:

LOT 18 IN BLOCK 4 IN JOHN I. SHEAHAN'S MARQUETTE PARK VILLA,
BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF
THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 13,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

Permanent Parcel Number: 19-26-112-023-0000
JUAN A. CERVERA AND MARIA G. CERVERA, HUSBAND AND WIFE, NOT IN
TENANCY IN COMMON, NOT IN JOINT TENANCY, BUT AS TENANCY BY THE
ENTIRETY

7222 SOUTH LAWNDALE AVENUE, CHICAGO IL 60629
Loan Reference Number : 0020765259
First American Order No: 40782229
Identifier: FIRST AMERICAN EQUITY LOAN SERVICES



 CERVERA
40782229

IL

FIRST AMERICAN ELS
MODIFICATION AGREEMENT



WHEN RECORDED, RETURN TO:
FIRST AMERICAN MORTGAGE SERVICES
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
NATIONAL RECORDING

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