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RHSP Fee: \$9.00 RPFF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/19/2013 10:23 AM Pg: 1 of 4

DOCUMENTS PREPARED BY:  
NORBERTO SALGADO  
RECORD AND RETURN TO:

BRANDY STABENOW  
GREAT LAKES CREDIT UNION  
2525 GREEN BAY ROAD  
NORTH CHICAGO, IL 60064

[Space Above This Line For Recording Data]

## LOAN MODIFICATION AGREEMENT (Providing for Fixed Interest Rate)

Loan ID # 27196357

This Loan Modification Agreement ("Agreement"), made this 14th day of November, 2013,  
between JOHN P. FALDUTO and MARGARET FALDUTO, HUSBAND AND WIFE

("Borrower") and GREAT LAKES CREDIT UNION  
("Lender"), amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed (the "Security  
Instrument"), and Timely Payment Rewards Rider, if any, dated NOVEMBER 13TH, 2006 and recorded in Book  
or Liber , at page(s) of the 0702313131 Records of  
[Name of Records]

the County of COOK, ILLINOIS  
[County and State, or other Jurisdiction]

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

11222 WILDRIDGE ST, WESTCHESTER, ILLINOIS 60154  
[Property Address]

the real property described being set forth as follows:

LOT 66 IN FIRST WESTCHESTER ADDITION, BEING A SUBDIVISION OF PART OF THE  
NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD  
PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 29, 1996 AS  
DOCUMENT NUMBER 96405661, ALL IN COOK COUNTY, ILLINOIS.

PIN# 15-30-207-027-0000

C   
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INT

Parcel Identification Number: 15-30-207-027-0000

LOAN MODIFICATION AGREEMENT--Single Family--Fannie Mae UNIFORM INSTRUMENT

ILHHH1 - 06282012

Form 3179 1/01 (rev. 06/12)  
(page 1 of 4 pages)  
www.ProClose.com

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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 14th, 2013**, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. \$**140,305.38**, consisting of the unpaid amount(s) loaned to Borrower by Lender plus any interest and other amounts capitalized.
2. Borrower promises 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 **6.500%**, from **November 14th, 2013**. Borrower promises to make monthly payments of principal and interest of U.S. \$ **1,221.78**, beginning on the **25th** day of **December, 2013**, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. The yearly rate of **6.500%** will remain in effect until principal and interest are paid in full. If on **November 25th, 2028** (the "Maturity Date"), Borrower still owes amounts under the Note and the Security Instrument, as amended by this Agreement, Borrower will pay these amounts in full on the Maturity Date.
3. If all or any part of the Property or any interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower 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 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 Borrower must pay all sums secured by the Security Instrument. If Borrower fails 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 Borrower.

4. Borrower also will comply with all other covenants, agreements, and requirements of the Security Instrument, including without limitation, Borrower's covenants and agreements to make all payments of taxes, insurance premiums, assessments, escrow items, impounds, and all other payments that Borrower is 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, Borrower waives any Timely Payment Rewards rate reduction to which Borrower 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. Borrower understands and agrees 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 Borrower's 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

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Loan ID # 27196357

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 attorneys' fees, shall be paid by the Borrower and shall be secured by the Security Instrument, unless stipulated otherwise by Lender.
- (e) Borrower agrees 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 Borrower.

GREAT LAKES CREDIT UNION (Seal)  
-Lender

*John P. Falduto* (Seal)  
JOHN P. FALDUTO -Borrower

*Richard Edwards*  
By: RICHARD EDWARDS  
Its: SR VICE PRESIDENT OF LENDING

*Margaret Falduto* (Seal)  
MARGARET FALDUTO -Borrower

November 14th, 2013  
Date of Lender's Signature

Property of Cook County Clerk's Office

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Loan ID # 27196357

State of IL  
County of \_\_\_\_\_

The foregoing instrument was acknowledged before me this November 14th, 2013 by JOHN P. FALDUTO and MARGARET FALDUTO

My Commission Expires: 8/5/2017

(Seal)



KATALIYA BENJAWAN  
Notary Public  
(Sign & Print Name)  
Title/Rank: Personal Banker

State of ILLINOIS  
County of COOK

The foregoing instrument was acknowledged before me this November 14th, 2013 by RICHARD EDWARDS, SR VICE PRESIDENT OF LENDING, of GREAT LAKES CREDIT UNION, THE STATE OF ILLINOIS, on behalf of the CREDIT UNION

My Commission Expires: 11-6-15

(Seal)

NORBERTO SALGADO  
Notary Public  
(Sign & Print Name)  
Title/Rank:

This instrument was prepared by: NORBERTO SALGADO