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## Illinois Anti-Predatory Lending Database Program

### Certificate of Exemption



Doc#: 1412610001 Fee: \$52.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/06/2014 09:21 AM Pg: 1 of 8

Report Mortgage Fraud  
800-532-8785

The property identified as: PIN: 11-30-312-010-0000

**Address:**

Street: 2033 W. Birchwood Ave.

Street line 2:

City: Chicago

State: IL

ZIP Code: 60645

Lender: PNC Bank, National Association

Borrower: Zelalem Segaya aka Zalalem Segaya

Loan / Mortgage Amount: \$332,503.82 ✓

This property is located within the program area and the transaction is exempt from the requirements of 765 ILCS 7770 et seq. because the application was taken by an exempt entity.

Certificate number: 00F86B9E-8CC6-4F9B-9E30-3DA8D43805FA

Execution date: 04/08/2014

S Yes  
P 8  
S NO  
M NO  
SC Yes  
E Yes  
INT MR

855.

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DOCUMENT NUMBER or Instrument No. 0630308069  
Parcel I.D. No. 11-30-312-010-0000

After Recording Return To:  
BR-YB58-01-6 Lending Services  
PNC Bank, National Association  
PO Box 5570  
Cleveland, OH 44101-8887

This document was prepared by Shannon Conrad

[Space Above This Line For Recording Data]

## MODIFICATION TO OPEN-END DEED OF TRUST/MORTGAGE

SK/bao 2132

This Modification to Open-End Deed of Trust/Mortgage (this "Modification") is made as of **March 27, 2014**, between **ZELALEM SEGAYA AKA ZALALEM SEGAYA, MARRIED TO BETLHEM TSADICK** (individually and collectively, the "Owner") with an address of **2033 W BIRCHWOOD AVE CHICAGO IL 60645** and PNC Bank, National Association [successor in interest to (**Mid America Bank, fsb**)], with an address of 6750 Miller Road, Brecksville OH 44141 for itself, its successors and/or assigns, (the "Lender"). In this Modification, the word "Borrower" means each person, individually and jointly, who entered into the Home Equity Line of Credit Agreement (as hereinafter defined). The Open-End Deed of Trust/Mortgage is referred to as the "Security Instrument". All capitalized terms not defined in this Modification shall have the same meaning as given in the Security Instrument.

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A. Borrower has entered into a Home Equity Line of Credit Agreement (the "Line of Credit Agreement"), dated **March 24, 2005** which established a line of credit (the "Credit Line"), and which is secured by a Security Instrument dated **March 24, 2005** and recorded on **October 30, 2006** for **\$330,000.00** as Instrument No. **0630308069** in Book n/a at Page n/a of the **COOK** County Land Records, covering real property located at **2033 W BIRCHWOOD AVE CHICAGO IL 60645** (the "Property"), and described as follows:

SEE ATTACHED EXHIBIT "A"

B. Borrower has requested and Lender has agreed to modify certain terms of the Line of Credit Agreement and Security Instrument, subject to preconditions and terms as set forth in the Home Equity Line of Credit Change in Terms Agreement, dated the same date as this Modification.

NOW THEREFORE, in consideration of the mutual promises contained in this Modification, Owner and Lender agree as follows:

**This Modification will not take effect to modify the Security Instrument unless the preconditions set forth in the Home Equity Line of Credit Change in Terms Agreement have been satisfied.**

**A. MODIFICATION OF SECURITY INSTRUMENT.** As of April 11, 2014 (the "Modification Effective Date"), the Security Instrument is modified as follows:

1. Maturity Date of Security Instrument. The date on which all amounts owing under the Security Instrument and Home Equity Line of Credit Change in Terms Agreement are due is called the "Maturity Date". The Maturity Date is **January 20, 2045**, which may have been extended beyond the maturity date in the Security Instrument.

2. The new balance under the Home Equity Line of Credit Change in Terms Agreement and which is secured by the Security Instrument is **\$332,503.82** (the "New Balance"). The New Balance includes all amounts owing as of the Modification Effective Date, and consists of the unpaid principal balance of the loans or credit advances made to Borrower under the Line of Credit Agreement, including any fixed rate advances, unpaid finance charges, and amounts paid to third parties for flood insurance premiums on the Property, unpaid taxes, including interest and penalties and/or court costs and attorneys' fees to enforce Lender's rights. As provided in the Home Equity Line of Credit Change in Terms Agreement, part of the New Balance shall be deferred and shall be payable when the final payment is due. The interest rates and monthly payments in the Line of Credit Agreement have been modified as provided in the Home Equity Line of Credit Change in Terms Agreement.

3. On the Maturity Date, the final payment will be an amount equal to (i) the unpaid balance of the New Balance, including the deferred balance, plus (ii) all accrued and unpaid interest on the New Balance, plus (iii) any other amounts owed under the Line of Credit Agreement and the Security Instrument.

4. A default under the Line of Credit Agreement, as modified by the Home equity Line of Credit Change in Terms Agreement will be a default under this Modification and Lender shall have all of its rights and remedies under the Security Instrument.

**B. ADDITIONAL AGREEMENTS.** Owner understands and agrees to the following:

1. All persons who signed the Security Instrument, or their authorized representative(s) have signed this Modification, unless: (i) an Owner or co-Owner is deceased; (ii) the Owner and co-Owner are divorced and the Property has been transferred to one spouse in the divorce decree, the spouse who no longer has an interest in the Property need not sign this Modification (although the non-signing spouse may be held liable for the obligations under the Line of Credit Agreement); or (iii) the Lender has waived this requirement in writing.

2. Any Owner who signs this Modification but did not sign the Line of Credit Agreement and Home

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Equity Line of Credit Change in Terms Agreement is not personally obligated to pay the sums secured by the Security Instrument as modified by this Modification.

3. As of the Modification Effective Date, Borrower understands that Lender will only allow the transfer and assumption of the Security Instrument and Home Equity Line of Credit Modification Agreement to a transferee of the 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 Security Instrument or any of the loan documents including the Line of Credit Agreement, as modified by the Home Equity Line of Credit Change in Terms Agreement. Except as provided in this Section B(3), this Security Instrument may not be assigned to, or assumed by, a buyer or transferee of the Property.

4. This Modification will not be understood or construed as a satisfaction or release, in whole or in part, of the obligations in the Security Instrument, or to satisfy or release the Security Instrument, in whole or in part.

5. Except as expressly modified by this Modification, Owner will comply with and is bound by all covenants, agreements, and requirements of the Security Instrument.

6. The Security Instrument as modified by this Modification is a duly valid, binding agreement, enforceable in accordance with its terms and is hereby reaffirmed and remains in full force and effect.

7. Owner will execute and deliver such other documents as may be reasonably necessary to either: (i) put into effect the terms and conditions of this Modification or (ii) correct the terms and conditions of this Modification if an error is detected after the Modification Effective Date. Owner understands that a correct Modification or letter agreement containing the correction will be provided to Owner for Owner's signature. At Lender's option, this Modification will be void and of no legal effect upon notice of such error. If Owner elects not to sign any such corrected Modification or letter agreement, the terms of the original loan documents shall continue in full force and effect and the terms of the Line of Credit Agreement and Security Instrument will not be modified.

8. If any document, including the Security Instrument, related to this Modification is lost, misplaced, misstated, inaccurately reflects the true terms and conditions of the loan as modified, or is otherwise missing, Owner will comply with the Lender's request to acknowledge, initial and deliver to the Lender any documentation the Lender deems necessary (all such documents are the "Documents"). Borrower agrees to deliver the Documents within ten (10) days after Borrower receives the Lender's written request for such replacement.

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In Witness Whereof, the Owner(s) have executed this Modification to Open-End Deed of Trust/Mortgage.

Witness: [Signature]

Owner: Zelalem Segaya  
ZELALEM SEGAYA AKA  
ZALALEM SEGAYA

JAYSON POCUS

[Signature]  
Zalalem Segaya

\_\_\_\_\_ [Space Below This Line For Acknowledgment] \_\_\_\_\_

STATE OF Illinois ) SS  
COUNTY OF COOK )

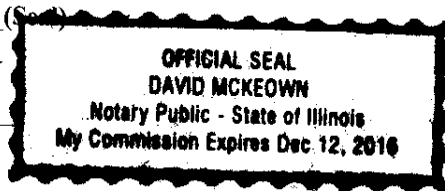
On April 8th 2014, before me David McKeown Personal Banker / Notary Public  
(insert name and title of the officer)

personally appeared ZELALEM SEGAYA AKA ZALALEM SEGAYA who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to me 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 the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Illinois that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Signature [Signature]  
Notary Printed Name: David McKeown  
My Commission Expires: 12/12/2016  
County of Residence: COOK



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## WAIVING HOMESTEAD RIGHTS

THE UNDERSIGNED, BETLHEM TSADICK *Bethlem Tsadick*, HEREBY WAIVES ALL PRESENT AND FUTURE INTEREST, RIGHT AND TITLE WHICH S/HE MAY CURRENTLY POSSESS OR ACQUIRE IN THE FUTURE IN THE PROPERTY WHICH IS THE SUBJECT OF THIS MORTGAGE ARISING OUT OF HIS/HER HOMESTEAD RIGHTS OR MARITAL PROPERTY RIGHTS, IF ANY PROPERTY INTEREST IS CREATED THROUGH OPERATION OF LAW OR OTHERWISE, THE UNDERSIGNED, BETLHEM TSADICK, AGREES THAT THIS MORTGAGE IS CONSENTED TO AND IS VALID AS TO THE ENTIRE PARCEL.

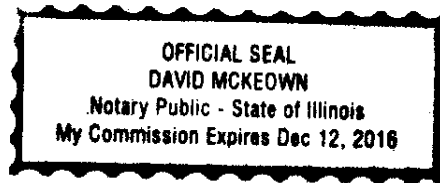
*[Handwritten Signature]*  
\_\_\_\_\_

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT BETLHEM TSADICK PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT APPEARED BEFORE ME THIS DAY IN PERSON, AND ACKNOWLEDGED THAT S/HE SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS HIS/HER FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES THEREIN SET FORTH, INCLUDING THE RELEASE AND WAIVER OF THE RIGHT OF HOMESTEAD.

GIVEN under my hand and notarial seal, this 8th day of April, 2014

*[Handwritten Signature]*  
\_\_\_\_\_  
NOTARY PUBLIC

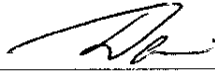
My commission expires: 12/12/2016



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In Witness Whereof, the Lender has executed this Modification to Open-End Deed of Trust/Mortgage.

PNC BANK, NATIONAL ASSOCIATION:

By: 

**DAIVA EIDUKAITE**

Its: Authorized Signer

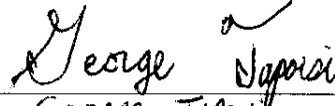
[Space Below This Line For Acknowledgment]

STATE OF OHIO ) ss:

COUNTY OF CUYAHOGA )

On this, the 10<sup>th</sup> day of April, 2014 before me, a Notary Public, the undersigned officer, personally appeared **DAIVA EIDUKAITE**, who acknowledged himself/herself to be an authorized signer of PNC Bank, National Association and that he/she, as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing on behalf of said bank as such officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public:   
Printed Name: George Tapocsi  
My Commission Expires: October 24<sup>th</sup>, 2017  
County of Residence: Medina

Indiana: This instrument prepared by **Shannon Conrad**.  
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. **Shannon Conrad**



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Property of COOK County Clerk's Office

**Legal Description**

LOT 49 IN BIRCHWOOD AVENUE ADDITION TO ROGERS PARK, BEING A SUBDIVISION OF LOT 4 IN PARTITIONS OF LOTS 1, 10 AND 11 IN ASSESSOR'S DIVISION OF PART OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. TAX ID: 11-30-312-010-0000.