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Doc#: 1509246065 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/02/2015 11:03 AM Pg: 1 of 3

Prepared by and Mail to:
Commercial Loan Dept.
Republic Bank of Chicago
2221 Camden Court
Oak Brook, IL 60523

MODIFICATION AND EXTENSION AGREEMENT

THIS AGREEMENT made as of this 2nd day of March, 2015 between REPUBLIC BANK OF CHICAGO, an Illinois banking corporation, hereinafter called Lender, and GERGANA TAMAMDJEVA, the Owner of the property and/or the Borrower under the Note, and hereinafter called Second Party. WITNESSETH:

THAT WHEREAS, Lender is the owner of that certain Note in the amount of \$97,066.93 dated January 20, 2002, secured either in whole or in part by a Mortgage and Assignment of Rents recorded as Document Nos. 00761927 and 00761930, respectively, covering the real estate described below:

LOT 22 IN BLOCK 43 IN ARTHUR DUNAS' GOLF LINK'S SUBDIVISION OF BLOCKS 34, 35, 42 AND 43 IN A. GALE'S SUBDIVISION OF THE SOUTHEAST 1/4, SECTION 31 AND THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Commonly known as: 6468 West North Avenue, Chicago, IL 60607
PIN: 13-31-423-040

WHEREAS, the parties hereto wish to modify the terms of said Note and Mortgage by extending the maturity, modifying the rate of interest and then recalculating the monthly payments thereunder based upon the resulting balance amortized over 10 years and as otherwise set forth herein;

NOW THEREFORE, in consideration of ONE DOLLAR (\$1.00), the covenants herein contained and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. As of the date hereof, the amount of the principal indebtedness is Sixty One Thousand Four Hundred Seventy Five and 21/100 Dollars (\$61,475.21).
2. The maturity date of the Note and Mortgage hereinbefore described is hereby extended from January 20, 2015 to January 20, 2020.
3. That the nominal Interest Rate of such Note is hereby modified from the existing Interest Rate of 7.00% to the new Interest Rate of 5.00% effective January 20, 2015.

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Actual interest shall be calculated on the basis of a 365/360 day year; which is to say that by applying the ratio of the rate of interest charged over a year of 360 days, multiplied by the outstanding principal balance, multiplied by the actual number of days the principal balance is outstanding. All sums received by the Lender shall be applied first to costs then accrued interest and then to principal.

4. The new monthly payment will be in monthly installments of principal and interest in the amount of Six Hundred Fifty Four and 06/100 Dollars (\$654.06) each beginning February 20, 2015 and continuing on the 20th day of each and every month thereafter, except that all sums due, if not sooner paid, shall be due and payable on January 20, 2020.
5. The monthly tax escrow payment in the amount of Five Hundred Sixty Nine and 96/100 Dollars (\$569.96) will resume on February 20, 2015 and continue on the 20th day of each and every month thereafter, subject to annual adjustment based upon an analysis of the tax bill.
6. The agreement is subject to Second Party paying Lender fees as set forth in the disbursement statement presented to Second Party.

Second Party warrants and certifies that the indebtedness evidenced by the Note is a valid and subsisting debt of the Borrower and in all respects free from all defenses, setoffs and counterclaims both in law and equity, as is the lien of the Mortgage.

In all other respects, the Note hereinbefore described and all mortgages, documents and/or instruments securing the same shall remain unchanged and in full force and effect.

Notwithstanding the foregoing, Second Party expressly waives any defenses which it now has or may have or assert. Furthermore, in order to induce Lender to enter into this agreement, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Second Party does hereby release, remise and forever discharge Lender of and from any and all setoffs, claims, counterclaims, demands, causes, causes of action, suits and/or judgments which it now has or may have against Lender including but not limited to matter arising out of the Note and/or any document, instrument or agreement securing the same or arising out of any banking relationship existing between the parties.

IN WITNESS WHEREOF, this instrument is executed the date and year first above written.

LENDER:
REPUBLIC BANK OF CHICAGO, an
Illinois banking corporation

BY: 

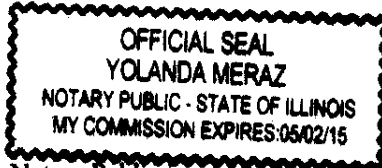
Michael P. Sperling,
Vice President

SECOND PARTY:


Gergana Tamamdjieva

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STATE OF ILLINOIS]
] ss
COUNTY OF Cook]

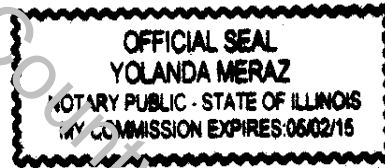


I, THE UNDERSIGNED, a Notary Public in and for the said County in the State aforesaid, DO HEREBY CERTIFY that MICHAEL P. SPERLING personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as such officer of said Lender and caused the seal of said Lender to be thereunto affixed as free and voluntary act and as the free and voluntary act and deed of said Lender for the uses and purposes therein set forth.

Given under my hand and notarial seal this 6th day of March, 2015

Yolanda Meraz
Notary Public

STATE OF ILLINOIS]
] ss
COUNTY OF Cook]



I, THE UNDERSIGNED, a Notary Public in and for the said County in the State aforesaid, DO HEREBY CERTIFY that GERGANA TAMAJADJEVA, 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 he signed, sealed and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 6th day of March, 2015

Yolanda Meraz
Notary Public