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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/26/2015 08:05 AM Pg: 1 of 3

(SPACE ABOVE THIS LINE FOR RECORDING DATA)

Document prepared by & when recorded return to:
CENTRAL FEDERAL SAVINGS & LOAN ASSN.
5953 W. CERMAK ROAD, CICERO, IL 60804

227600

LOAN MODIFICATION AGREEMENT

THIS LOAN MODIFICATION AGREEMENT IS SUBJECT TO AND CONTINGENT UPON THE APPROVAL OF THE UNITED STATES BANKRUPTCY COURT.

THIS LOAN MODIFICATION IS VOID IF NOT ACCEPTED AND SIGNED BY BOTH BORROWERS ON OR BEFORE ~~APRIL 17, 2015~~ May 11, 2015.

This Loan Modification Agreement ("Agreement"), made this ____ day of April 2015 between Rosa M. Aguilar & Roberto Soto ("Borrower") and Central Federal Savings and Loan Association ("Lender"), amends and supplements (1) the Mortgage dated March 13, 2009 and recorded with the Dupage County Recorder of Deeds as document R2009-043122 on March 25, 2009 and (2) the Loan Modification Agreement dated March 30, 2012 and recorded with the Dupage County Recorder of Deeds as document R2012-046568 on April 10, 2012 and (3) the Note bearing the same date as, and secured by, the Mortgage, which covers the real property described and set forth as follows:

Lot 20 in Green Meadow Unit #2 being a Subdivision in the East ½ of the South west ¼ of Section 21, Township 40 North, Range 11 East of the Third Principal Meridian according to the Plat thereof recorded May 22, 1958 as Document 880783 in Dupage County, Illinois.

Parcel Tax Identification Number: 03-21-308-014

Which has the common address of 636 Valerie Lane, Addison IL 60101 (the "Property").

It is the express intent of the Borrower and Lender to modify the terms and provisions set forth in the Mortgage and Note as follows:

Extension of current TDR terms for 1 year.

At the end of the 1 year period, the interest rate will revert back to the original note terms of 5.500% and the principal & interest payment will adjust based upon the then remaining principal balance and term to maturity.

In consideration of the mutual promises and agreements exchanged, the parties hereto agree as follows (notwithstanding anything to the contrary contained in the Mortgage or Note):

CCRD REVIEWER

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1. As of _____, the amount payable under the Note and the Mortgage (the "Unpaid Principal Balance") is \$137,933.58, 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 and all costs, to the order of the Lender. Interest will be charged on the Unpaid Principal Balance at the annual rate of 5.125% beginning March 1, 2015. Borrower promises to pay the modified monthly payment of principal and interest of \$778.62 commencing on April 1, 2015 and shall continue the monthly payments thereafter on the same day of each succeeding month for the next 12 months. Interest will be charged on the Unpaid Principal Balance at the annual rate of 5.500% beginning March 1, 2016. Effective with the payment due April 1, 2016, the Borrower promises to pay a new monthly payment of principal and interest of \$1,734.85 for the remainder of the loan term. If on April 1, 2024 (the "Maturity Date") Borrower still owes amounts under the Note and Mortgage, as modified by this Agreement, the Borrower will pay those amounts in full on the Maturity Date. The Borrower will make such payments at 5953 West Cermak Road, Cicero, Illinois, 60804 or at such other place as the Lender may require.
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 Mortgage.
4. Borrower also will comply with all other covenants, agreements, and requirements of the Note and Mortgage, 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 Mortgage.
5. Borrower understands and agrees that:
 - (a) **No further modifications to the subject loan will be granted by the Lender.**
 - (b) All the rights and remedies, stipulations, and conditions contained in the Mortgage relating to default in the making of payments under the Mortgage shall also apply to default in the making of the modified payments hereunder.
 - (c) All covenants, agreements, stipulations, and conditions in the Note and Mortgage 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 Mortgage 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 the remedies on the Note and Mortgage, 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 Mortgage are expressly reserved by Lender.
 - (d) Borrower has no right of set-off or counterclaim, or any defense to the obligations of the Note or Mortgage.
 - (e) Nothing in this Agreement shall be understood or construed to be a satisfaction or release in whole or in part of the Note and Mortgage.
 - (f) 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.

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By signing below, Borrower and Lender acknowledge they have read all the provisions contained in this Agreement, and that they accept and agree to its terms.

Borrower(s):

Witnesses:

Rosa M Aguilar (Seal)
Rosa M. Aguilar

Carol Incke

Roberto Soto (Seal)
Roberto Soto

[Signature]

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Rosa M. Aguilar and Roberto Soto, 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 severally acknowledged that they signed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal the _____ day of ~~XXXXXX~~ April, 2015 ^{R.S.} _{P.A.}

My Commission Expires 10/26/2018

Maricela Torres

Lender:



Central Federal Savings and Loan Association

By: Gary Nation
Gary Nation
Its: President

By: Neil Christensen
Neil Christensen
Its: Senior Vice President/CLO

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Gary Nation and Neil Christensen, personally known to me to be the President and the Senior Vice President/CLO of Central Federal Savings and Loan Association existing under the laws of the United States of America, who is 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 severally acknowledged that as such signed and delivered the said instrument pursuant to authority, as his free and voluntary act and deed of said Association, for the uses and purposes therein set forth.

Given under my hand and official seal the _____ day of ~~April~~ April, 2015

My Commission Expires 10/26/2018

Maricela Torres
NOTARY PUBLIC

