

# UNOFFICIAL COPY

Doc#: 1525247030 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/09/2015 09:18 AM Pg: 1 of 4

Prepared By and After Recording Return To:  
Kirkland Financial LLC  
P.O. Box 977  
Goodlettsville, TN 37070

## **Kirkland Financial LLC Mortgage Amendment and Modification Agreement**

**Loan Number: 14101104**

**THIS MORTGAGE AMENDMENT AND MODIFICATION AGREEMENT** dated August 25, 2015, is made and executed between JGR Development, LLC, an Illinois limited liability company, (referred to below as "Grantor") and Kirkland Financial LLC (referred to below as "Lender").

**Mortgage:** Banco Popular, North America and Grantor entered into a Mortgage dated June 15, 2007 ("the mortgage") which has been recorded in Cook County, State of Illinois, as follows:

**Mortgage and Assignment of Rents dated June 15, 2007 and recorded in the office of the Cook County Recorder of Deeds on July 3, 2007 as Document Numbers 0718433062 and 0718433063**

**Modification of Mortgage:** Banco Popular, North America and Grantor have also previously entered into a Mortgage Modification Agreement which has been recorded in Cook County, State of Illinois, as follows:

**Modification of Mortgage Dated May 10, 2012 and recorded in the office of the Cook County Recorder of Deeds on September 18, 2014 as Document Number 1426108110.**

**Assignment of Mortgage and Assignment of Rents:** Mortgage and Assignment of Rents were previously assigned from Banco Popular, North America, the original lender, to Kirkland Financial LLC, the current lender. These assignments have been recorded in Cook County, State of Illinois, as follows:

**Assignment of Mortgage and Assignment of Rents dated October 21, 2014 and recorded in the office of the Cook County Recorder of Deeds on November 24, 2014, as Document Number 1432857276.**

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**Mortgage Amendment and Modification:** Lender and Grantor hereby amend and modify the Mortgage as follows:

Effective August 25, 2015, the Mortgage is modified to correct the real property description and the real property tax identification number as described below due to partial release of collateral recorded in the Cook County Recorder of Deeds on July 13, 2015 as document number 1519447009. In addition to correcting the property description, Lender and Grantor also hereby agree to the following:

1. **First Payment Date:** The first payment due under the modification will be September 1, 2015
2. **Maturity Date:** The new maturity date under the mortgage will be December 1, 2015
3. **Modified Principal Balance:** The principal balance owed will be \$244,388.54
4. **Interest Rate:** The interest rate to accrue from the Effective Date on the balance owing on the note is 6.500% fixed per annum (the interest rate)
5. **Monthly Payments:** Grantor agrees to pay Kirkland Financial LLC monthly Principal & Interest payments of \$1,572.17 and a monthly escrow payment for taxes and insurance in the amount of \$784.41 for a total monthly payment of \$2,356.58
6. **Late Charge:** If the Grantor fails to make any payment by the end of 15 calendar days after the date the payment is due, Grantor will pay a late charge of 5% of the principal and interest payments
7. **Ratification:** All provisions of the Note and Mortgage not modified by this Mortgage Amendment and Modification Agreement are ratified and confirmed by the parties to this Amendment and Modification Agreement

**Real Property Description:** This Mortgage Amendment and Modification Agreement covers the following described real property located in Cook County, State of Illinois:

THE NORTH 6.80 FEET OF LOT 16 AND ALL OF LOT 15 IN BLOCK 67, IN MELROSE, A SUBDIVISION OF SECTION 10 TOWNSHIP 39 NORTH, RANGE 12, LYING NORTH OF THE NORTH AND NORTHWEST RAILROAD IN SUPERIOR COURT PARTITION IN SECTION 3 AND SECTION 10, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, IL

The Real Property address is commonly known as 119 N 15<sup>th</sup> Avenue, Melrose Park, IL 60160. The Real property tax identification number is 15-10-216-042-0000.

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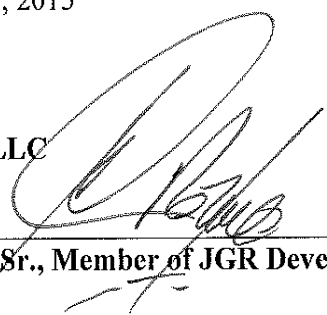
The parties are signing this agreement on August 25, 2015

**Grantor:**

**JGR Development, LLC**

**By:** \_\_\_\_\_

**Jose G Romero, Sr., Member of JGR Development, LLC**



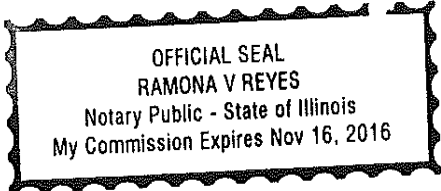
STATE OF ILLINOIS  
COUNTY OF COOK

Personally appeared before me, the undersigned Notary Public, duly commissioned and qualified, Jose G. Romero, Sr., with whom I am personally acquainted, or who has proved to me on the basis of satisfactory evidence and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my signature on 8/27/15.

Ramona V. Reyes  
Notary Public

My commission expires:



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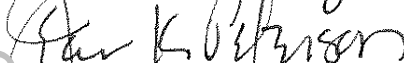
**Kirkland Financial LLC**

By:   
**Mark A. Davis, Vice President**

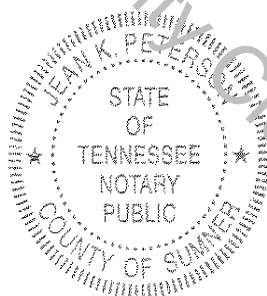
STATE OF TENNESSEE  
COUNTY OF SUMNER

Before me, the undersigned Notary Public of the state and county mentioned, personally appeared Mark A. Davis, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice President of Kirkland Financial LLC, the within named party, a limited liability company, and that he as such Vice President, executed the foregoing document for the purposes therein contained, by signing the name of the limited liability company by himself as Vice President.

Witness my hand and seal, at office in Goodlettsville, Tennessee, on August 31, 2015.

  
Notary Public

My commission expires: 11/23/15



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