

UNOFFICIAL COPY

RETURN TO:
ASTORIA FEDERAL SAVINGS
AND LOAN ASSOCIATION
211 STATION ROAD, 6TH FLOOR
MINEOLA, NY 11501
ATTN: POST CLOSING

Doc#: 1606908032 Fee: \$62.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/09/2016 08:54 AM Pg: 1 of 8

RECORDING SHEET
COOK COUNTY RECORDER OF DEEDS

LOAN MODIFICATION AGREEMENT
LOAN#770201969

Property of Cook County Clerk's Office

UNOFFICIAL COPY

PREPARED BY AND RETURN TO:
 ASTORIA BANK
 211 STATION ROAD, 6th FLOOR
 MINEOLA, NY 11501
 ATTN: POST CLOSING

P.I.N. 17-22-312-027-1023 & 17-22-312-027-1044

6759561 (Space Above this Line for Recording Data)

Loan# 770201969

LOAN MODIFICATION AGREEMENT

This Loan Modification Agreement ("Agreement"), made as of the 1st day of March, 2016 between CANDICE KRILL ("Borrower") whose address is 2000 S MICHIGAN AVENUE UNIT 304, CHICAGO, IL 60616 and ASTORIA BANK ("Lender"), whose address is 211 STATION ROAD, 6th FLOOR, MINEOLA, NY 11501 amends and supplements (1) the Mortgage or Deed of Trust (the "Security Instrument") as more fully described in the attached Schedule of Mortgages, and (2) the Note secured by the Security Instrument which covers the real and personal property described in the Security Instrument and defined herein as the "Property", located at:

2000 S MICHIGAN AVENUE UNIT 304, CHICAGO, IL 60616

(Property Address)

the real property described being set forth more fully in the legal description attached hereto.

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 March 01, 2016 the amount payable under the Note and Security Instrument (the "Unpaid Principal Balance") is U.S. \$ 218,386.97 consisting of the unpaid amount(s) loaned to the Borrower by the Lender.

LOMDPIL1

UNOFFICIAL COPY

CURRENT OWNER SEARCH

Order Number: 3711740VT

Mortgages/Deeds of Trust – Schedule B

Description:	Mortgage		
Lender/Beneficiary:	Candice Krill		
Mortgagor:	Astoria Federal Mortgage Corp		
Original Principal Amount:	\$257,580.00	Open Ended:	No
Executed Date:	09/03/2004	Recorded Date:	09/18/2004
Instrument No.:	0426029193		

Which Mortgage is bweing assigned to Astoria Bank by assignment to be recorded simultaneously herewith

*1
dated
2/3/2016*

Property of Cook County Clerk's Office

UNOFFICIAL COPY**CURRENT OWNER SEARCH**

Order Number: 3711740VT

Legal DescriptionParcel A:

Parcel 1:

The following described real estate situated in the County of Cook, in the State of Illinois, to wit:

Unit 304 in the Locomobile Lofts Condominium, as delineated on a survey on the following described Real Estate:

Parts of Block 2 in George Smith's Addition to Chicago, in the Southwest Fractional $\frac{1}{4}$ of Section 22, Township 39 North, Range 14 East of the Third Principal Meridian in Cook County Illinois which survey is attached as an exhibit to the Declaration of Condominium recorded as Document Number 0422539031, as amended, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of storage area S-304, a limited common element as delineated on a survey attached to the Declaration of Condominium recorded as document number 0422539031.

Parcel 3:

Easement in favor of Parcel 1 for ingress, egress, use and enjoyment as created by the Declaration of Covenants, Conditions, Restrictions and Reciprocal Easements recorded as document number 0422539030.

Parcel B:

Parcel 1:

Unit P-13 in the Locomobile Lofts Condominium, as delineated on a survey of the following described real estate:

Parts of Block 2 in George Smith's Addition to Chicago, in the Southwest Fractional $\frac{1}{4}$ of Section 22, Township 39 North, Range 14 East of the Third Principal Meridian in Cook County Illinois which survey is attached as an exhibit to the Declaration of Condominium recorded as Document Number 0422539031, as amended, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2:

Easement in favor of Parcel 1 for ingress, egress, use and enjoyment as created by the Declaration of Covenants, Conditions, Restrictions and Reciprocal Easements recorded as document number 0422539030.

Commonly known as 2000 S Michigan Avenue, Chicago, IL, 60616

Parcel A being all and the same lands and premises conveyed to Candice Krill by Locomobile Lofts LLC in a Special Warranty Deed executed 09/03/2004 and recorded 11/15/2004 in Instrument No. 0432035007 of the Cook County, IL Land Records.

Parcel B being all and the same lands and premises conveyed to Candice Krill by Locomobile Lofts LLC in a Special Warranty Deed executed 11/7/2005 and recorded 11/14/2005 in Instrument No. 0531812089 of the Cook County, IL Land Records.

Parcel IDs: 17-22-312-027-1023 and 17-22-312-027-1044

LANDSTAR
TITLE AGENCY INC.

All information contained herein is deemed reliable but not guaranteed

*****Please retain this document as your original copy*****

UNOFFICIAL COPY

2. The Borrower promises to pay the Unpaid Principal Balance, plus interest, to the order of the Lender in accordance with the following provisions:

(A) INTEREST RATE AND MONTHLY PAYMENT CHANGES

Interest will be charged upon the Unpaid Principal Balance at the yearly rate of 3.375% (the "Initial Rate of Interest") from March 01, 2016, subject to the interest rate and monthly payment change provisions set forth below. The Borrower promises to make monthly payments of principal and interest of U.S. \$993.26 beginning on April 01, 2016, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. If on October 01, 2044 (the "Maturity Date"), the Borrower owes amounts under the Note and Security Instrument, as amended by this Agreement, the Borrower will pay these amounts in full on the Maturity Date.

This Agreement also provides for changes in the interest rate and monthly payment as follows:

1. INTEREST RATE AND MONTHLY PAYMENT CHANGES

(a) Change Date

The interest rate the Borrower will pay may change on the first day of March, 2023 and on that day every 12th month thereafter. Each date on which the interest rate could change is called a "Change Date".

(b) The Index

Beginning with the first Change Date, the interest rate will be based on an Index. The "Index" is the weekly average yield on United States Treasury securities adjusted to a constant maturity of 1 year, as made available by the Federal Reserve Board. The most recent index figure available as of the date 45 days before each change date is called the "Current Index".

If the Index is no longer available, the Note Holder will choose a new index which is based upon comparable information. The Note Holder will give the Borrower notice of this choice.

(c) Calculation of Changes

Before each Change Date, the Note Holder will calculate the new interest rate by adding 2.500 percentage points (2.500 %) to the Current Index. The Note Holder will then round the result of this addition to the nearest one-eighth of one percentage point (0.125%). Subject to the limits stated below, this rounded amount will be the new interest rate until the next Change Date.

The Note Holder will then determine the amount of the monthly payment that would be sufficient to repay the unpaid principal that the Borrower will be expected to owe at the Change Date in full on the Maturity Date of the new interest rate in substantially equal payments. The result of this calculation will be the new amount of the monthly payment.

(d) Limits on Interest Rate Changes

The interest rate the Borrower will be required to pay at the first Change Date will not be greater than 5.375% or less than 2.500%. Thereafter, the interest rate will never be increased or decreased on any single Change Date by more than two percentage points (2.0%) from the rate of interest the Borrower has been paying for the preceding twelve months. The interest rate will never be greater than 9.375%.

(e) Effective Date of Changes

The new interest rate will become effective on each Change Date. The Borrower will pay the amount of the new monthly payment beginning on the first monthly payment date after the Change Date until the amount of the monthly payment changes again.

UNOFFICIAL COPY

(f) Notice of Changes

The Note Holder will deliver or mail to the Borrower a notice of any changes in the interest rate and the amount of the monthly payment before the effective date of any change. The notice will include information required by law to be given and also the title and telephone number of a person who will answer any questions regarding the notice.

- (C) The Borrower will make such payments at 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047 or at such other place as the Lender may require.

- 3 If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in the Borrower is sold or transferred and, the Borrower is not a natural person) without the Lender's prior written consent, the Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument.

If the Lender exercises this option the Lender shall give the 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 the Borrower must pay all sums secured by this Security Instrument. If the Borrower fails to pay these sums prior the expiration of this period, the Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on the Borrower.

Any default under any of the terms of this Loan Modification Agreement shall be considered a default under the terms of the Note and Security Instrument and shall entitle Lender to any of the remedies thereunder, including the option to accelerate the principal balance due and increase the interest rate in event of default, if any.

- 4 The Borrower also will comply with all other covenants, agreements, and requirements of the Security Instrument, including without limitation, the Borrower's covenants and agreements to make all payments of taxes, insurance premiums, assessments, escrow items, impounds, and all other payments that the Borrower is obligated to make under the Security Instrument, including:

- (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; and
- (b) all terms and provisions of any adjustable rate rider 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 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. Except as otherwise specifically provided in this Agreement, the Note and Security Instrument will remain unchanged, and the Borrower and Lender will be bound by, and comply with, all of the terms and provisions thereof, as amended by this Agreement. The Borrower does hereby affirm and ratify the extent and validity of the Note, Security Instrument and other Loan Documents which shall remain in full force and effect as of the date hereof except as modified hereby. Borrower does hereby represent, warrant and confirm that there are no defenses, setoffs, rights, claims or causes of action of any nature whatsoever which Borrower has or may assert against Lender with respect to the Note, Security Instrument or other Loan Documents or the indebtedness secured thereby.

UNOFFICIAL COPY

2/3/16
Date



(Lender)

Gregory Hong, Vice President
ASTORIA BANK

Property of Cook County Clerk's Office
(Corporate Seal)

[Space Below This Line For Acknowledgements]

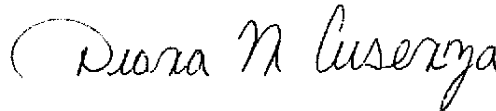
CORPORATE

STATE OF NEW YORK)

ss.:

COUNTY OF NASSAU)

On this 3 day of February, 2016, before me the undersigned, personally appeared GREGORY HONG, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity and that by his signature on the instrument, the individual, or the person on behalf of which the individual acted, executed the instrument.



Loan Origination Organization: ASTORIA BANK
NMLS ID 411768
Loan Originator: MOTI SEOPARSON
NMLS ID 202901

DIANA M CUSENZA
Notary Public, State of New York
No. 01CU5079958
Qualified in Kings County
Commission Expires June 9, 2019