

UNOFFICIAL COPY

FOR RECORDERS USE ONLY



1609545024

Doc#: 1609545024 Fee: \$48.00

RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 04/04/2016 12:34 PM Pg: 1 of 6

FIRST AMENDMENT OF NOTE, AND TRUST DEED

THIS FIRST AMENDMENT OF NOTE, AND TRUST DEED

("Amendment") is made as of March 1, 2016, by and among SRINIVASA R. NUNNA ("Borrower") and RAMYA PROPERTIES, LLC ("Lender").

RECITALS:

A. Lender has loaned to Borrower the principal sum of \$168,000.00 (the "Loan"). The Loan is evidenced by a certain Principal Note (the "Note") dated February 25, 2013, made by Borrower in the original principal amount of \$168,000.00 payable to Bearer.

B. The Note is secured by the following document which is dated February 25, 2013:

(i) Trust Deed (the "Mortgage") made by Borrower to Chicago Title Land Trust Company, and recorded in the Recorder's Office of Cook County, Illinois, on March 13, 2013, as Document No. 1307233132, creating a mortgage lien on certain improved real estate located in Chicago, Illinois, and legally described in Exhibit "A" hereto (the "Property");

This instrument was prepared by and, after recording, return to:

Neal M. Ross, Atty.
670 N. Clark St.
Suite #300-W
Chicago, IL 60654

Permanent Real Estate Tax Index Nos.:
14-33-422-068-1370

Common Address:
1636 N. Wells St.
Unit 3107
Chicago, IL 60614

Rvisto

UNOFFICIAL COPY

C. Borrower has requested Lender to extend the Maturity Date.

NOW, THEREFORE, in order to induce Lender to extend the Maturity Date, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Borrower and Lender hereby agree as follows:

1. **Incorporation of Recitals.** The Recitals set forth above are incorporated herein and made a part hereof.

2. **Interest Rate and Payment Amounts.** The Loan shall now bear interest at a rate of sixty-five hundredths of one percent (.65%) per annum on the outstanding principal balance; and the amount of the interest payment, due on December 31, 2016 shall be in the sum of \$912.98. After each payment of principal described in No. 3 below, the amount of the annual interest payment, payable on December 31, of each ensuing year, shall be calculated on the then outstanding principal balance computed at the rate of sixty-five hundredths of one percent (.65%) per annum.

3. **Principal Payments and New Maturity Date.** Payments of principal shall be paid as follows:

- a) The sum of \$42,000.00 on December 31, 2016; and
- b) The sum of \$42,000.00 on December 31, 2017; and
- c) The sum of \$42,000.00 on December 31, 2018; and
- d) The unpaid principal balance outstanding, together with all accrued and unpaid interest, shall be due and payable without notice or grace on December 31, 2019, which shall be the new Maturity Date.

4. **New Maturity Date.** The new Maturity Date shall be December 31, 2019.

5. **References.** All references to the Note, and the Mortgage shall be deemed to refer to each of such documents as further amended by this Amendment. All capitalized terms used herein shall have the meaning ascribed to them in the Note and Mortgage except where otherwise expressly defined herein to the contrary.

6. **Authority to Execute Amendment; No Conflict.** Borrower represents and warrants to Lender that he has full power and authority to execute and deliver this Amendment and to perform her obligations hereunder. Upon the execution and delivery hereof, this Amendment will be valid, binding and enforceable upon Borrower in accordance with its terms. Execution and delivery of this Amendment does not and will not contravene, conflict with, violate or constitute a default under any applicable law, rule, regulation, judgment, decree or order or any agreement, indenture or instrument to which Borrower is a party or is bound.

UNOFFICIAL COPY

7. **Ratification of Liability.** Borrower hereby ratifies and confirms his liabilities and obligations under the Note and the Mortgage and the liens and security interests created thereby, and acknowledges that he has no defenses, claims or set-offs to the enforcement by Lender of his obligations and liabilities thereunder, and that the Property continues to be non-homestead property.

8. **Amendment Binding.** This Amendment shall be binding on Borrower and his respective heirs, legatees, successors and permitted assigns, and shall inure to the benefit of Lender and its successors and assigns.


9. **Continued Effectiveness.** Notwithstanding anything herein to the contrary, repayment of the Loan shall be governed by the Note as amended hereby. Except as expressly provided herein, the Note and the Mortgage shall remain in full force and effect in accordance with their respective terms.

10. **Counterparts.** This Amendment may be executed in counterparts, and all said counterparts when taken together shall constitute one and the same Amendment.

IN WITNESS WHEREOF, this First Amendment has been entered into as of the day and date first above written.

BORROWER:

**CHICAGO TITLE LAND TRUST
COMPANY, TRUSTEE**

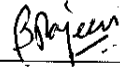

Srinivasa R. Nunna

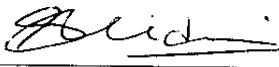
By: See attached

LENDER:

RAMYA PROPERTIES, LLC

By: **The Rajeev Buddi and Sridevi Yadlapati
Revocable Trust dated April 8, 2009**

By: 
Rajeev Buddi, as Co-Trustee

By: 
Sridevi Yadlapati, as Co-Trustee

UNOFFICIAL COPY

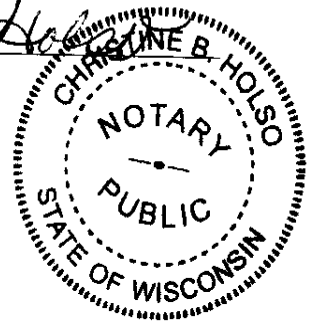
STATE OF WISCONSIN)
) SS.
COUNTY OF Douglas)

I, Christine B. Holso, as Notary Public in and for said County, in the State aforesaid, do hereby certify that **Rajeev Buddi and Sridevi Yadlapati**, who are personally known to me to be the same persons whose name are subscribed in the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 17 day of March, 2016.

Christine B. Holso
NOTARY PUBLIC
The State of Wisconsin
County of Douglas
My Commission Expires Feb. 18, 2018

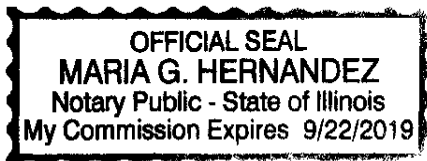
Christine B. Holso
Notary Public



STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Maria G. Hernandez, as Notary Public in and for said County, in the State aforesaid, do hereby certify that **SRINIVASA R. NUNNA**, 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 acknowledged that he signed and delivered the said instrument as his own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 4th day of MARCH, 2016.



Maria G. Hernandez
Notary Public

UNOFFICIAL COPY

PARCEL 1:
UNIT NUMBER 3107, IN AMERICANA TOWERS CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:
SUB-LOT 14 IN SUBDIVISION OF LOTS 14 TO 19 AND THE SOUTH 63 FEET OF LOT 13 IN GALE'S NORTH ADDITION TO CHICAGO IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ALSO LOTS AND PARTS OF LOTS IN THE SUBDIVISION OF LOT 20 IN GALE'S NORTH ADDITION TO CHICAGO, AFORESAID; ALSO LOTS AND PARTS OF LOTS IN THE SUBDIVISION OF LOT 21 IN GALE'S NORTH ADDITION TO CHICAGO, AFORESAID
WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 24267612, AND FILED AS DOCUMENT NUMBER LR 2991060; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

PARCEL 2:
EASEMENTS CREATED BY GRANT DATED OCTOBER 26, 1926 AND FILED OCTOBER 29, 1926 AS DOCUMENT NUMBER LR 326084 FOR THE PURPOSES OF INGRESS AND EGRESS OVER THE SOUTH 8 FEET OF LOT 4 (EXCEPT THAT PART TAKEN FOR NORTH FRANKLIN STREET) IN THE SUBDIVISION OF LOT 21 IN GALE'S NORTH ADDITION TO CHICAGO IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS

PIN No. 14-33-422-068-1370

1636 N. Wells St.
Unit 3107
Chicago, IL. 60604

EXHIBIT "A"

UNOFFICIAL COPY

Consented to by Chicago Title Land Trust Company, as Trustee under Trust Deed recorded as Document number 1307233132 Cook County

Dated: March 29, 2016

[Handwritten Signature]
Assistant Vice-President



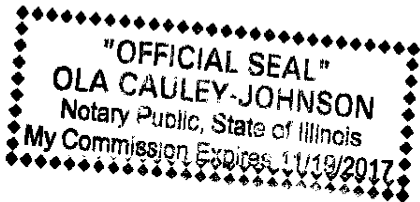
IN WITNESS WHEREOF, as Trustee as aforesaid, has caused these presents to be signed by its Assistant Vice-President, and its corporate Seal to be hereto affixed.

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 the above named Assistant Vice President of CHICAGO TITLE LAND TRUST COMPANY, personally known to me to be the same person whose name is subscribed to the foregoing Instrument as such Assistant Vice President appeared before me this day in person and acknowledged that he/she signed and delivered the said Instrument as his/her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and notarial seal this

DATE March 29, 2016



[Handwritten Signature]
Notary Public

Property of Cook County Clerk's Office