

# UNOFFICIAL COPY

Doc#. 1728446019 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/11/2017 08:49 AM Pg: 1 of 2

THIS INSTRUMENT PREPARED BY  
AND RETURN TO: DONNA J. MANUEL  
A J SMITH FEDERAL SAVINGS BANK  
14757 S. CICERO AVE  
MIDLOTHIAN, IL 60445  
0020789376

052093703

## LOAN MODIFICATION AGREEMENT

This is a Loan Modification Agreement ("Agreement") dated as of September 19, 2017 by and between A.J. SMITH FEDERAL SAVINGS BANK ("Mortgagee") and JOHN C CARLSON AND LYNETTE K CARLSON, HIS WIFE ("Mortgagor").

Mortgagee has heretofore made a loan to Mortgagor in the original principal sum of TWO HUNDRED TWENTY SEVEN THOUSAND NINE HUNDRED TWENTY AND 00/100 Dollars (\$227,920.00). Mortgagor's obligation to repay said loan is evidenced by a promissory note dated AUGUST 03, 2016 ("Note") and is secured by a mortgage ("Mortgage") dated AUGUST 03, 2016 and recorded in the Recorder's Office of COOK County Illinois on AUGUST 18, 2016 as Document No. 1623155090 mortgaging, granting and conveying to Mortgagee that certain parcel of land, and the improvements thereon, located in COOK County, Illinois and legally described as:

PARCEL 1: THAT PART OF LOT 15 IN HIGHLAND BROOK, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 15; THENCE NORTH 89 DEGREES 58 MINUTES 44 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 15, 17.54 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 16 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 27.49 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 44 SECONDS WEST 73.33 TO THE POINT OF BEGINNING, THENCE CONTINUING NORTH 89 DEGREES 56 MINUTES 44 SECONDS WEST 41.33 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 16 SECONDS EAST 80.00 FEET, THENCE SOUTH 89 DEGREES 58 MINUTES 44 SECONDS EAST 41.33 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 16 SECONDS WEST 80.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS AND RESTRICTIONS FOR HIGHLAND BROOK TOWNHOUSES RECORDED MAY 19, 1997 AS DOCUMENT 97351142, AS AMENDED.

P.I.N. #27-23-118-026-0000

8706 POWERS CT, ORLAND PARK, IL 60462

Said Note and Mortgage are hereinafter referred to as the "Loan Documents".

Mortgagor has asked Mortgagee to reduce the interest rate and change the maturity date of the Note and Mortgage and Mortgagee is willing to reduce the interest rate and change the maturity date of the Note and Mortgage on the terms and conditions set forth herein.

In consideration of the foregoing, and of the promises herein set forth, the parties hereto acknowledge and agree as follows:

1. The balance of the principal indebtedness remaining from time to time outstanding shall hereafter bear interest at the rate of 4.00% percent per annum.
2. Commencing November 01, 2017 and on the FIRST day of each successive month thereafter until the maturity date set forth below, Mortgagor shall pay monthly installments of principal and interest in the sum of Dollars (\$638.66).
3. Notwithstanding any provision hereof to the contrary, the entire principal balance then outstanding and all accrued interest and other charges, shall be due and payable on October 01, 2042, (the "Maturity Date").

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- 4. None of the rights of Mortgagee under the Loan Documents shall be prejudiced by reason of this Agreement and this Agreement shall not affect the lien and charge of the Loan Documents upon the property covered thereby.
- 5. Mortgagor hereby acknowledges and agrees that the Loan Documents remain in full force and effect, except as they have been expressly modified by the terms of this Agreement. In other respects not inconsistent with this Agreement, the terms of the Loan Documents are hereby ratified and reconfirmed.

IN WITNESS WHEREOF, Mortgagor has executed this Agreement September 19, 2017.



John C. Carlson  
 JOHN C. CARLSON

Lynette K. Carlson  
 LYNETTE K. CARLSON

State of Illinois, County of COOK

I, the undersigned, a Notary Public in and for said county and state do hereby certify that JOHN C. CARLSON AND LYNETTE K. CARLSON, personally known to me to be the same person(s) whose name(s) ARE subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that THEY signed and delivered the said instrument as THEIR free and voluntary act, for the uses and purpose, therein set forth.

Given under my hand and official seal September 19, 2017.

Nancy M. Mehall

My Commission Expires:

IN WITNESS WHEREOF, Mortgagee has executed this Agreement September 19, 2017.

A.J. SMITH FEDERAL SAVINGS BANK

BY: Dennis J. Manuel, Sr.

State of Illinois, County of COOK

I, the undersigned, a Notary Public in and for said county and state do hereby certify that, DENNIS J. MANUEL, SR VICE PRESIDENT of A.J. SMITH FEDERAL SAVINGS BANK, 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 SHE signed and delivered the said instrument as HER free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal September 19, 2017.

Nancy M. Mehall

My Commission Expires:

