

# UNOFFICIAL COPY

PREPARED BY:

SELFRELIANCE FEDERAL  
CREDIT UNION  
2332 W CHICAGO AVE.,  
CHICAGO, IL 60622



Doc# 1833106191 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/27/2018 02:53 PM PG: 1 OF 4

For Recorders Use Only

## COMMERCIAL MORTGAGE NOTE AND MORTGAGE ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FINANCING STATEMENT MODIFICATION AGREEMENT

This Note and Modification Agreement (the "Agreement") is made as of **November 24, 2018**, between **Petro Glibka, a/k/a Petro Glibka and Maria Glibka, husband and wife**, whose mailing address is **5909 N Melvina Ave., Chicago, IL 60656** ("Borrower") and SELFRELIANCE FEDERAL CREDIT UNION, a federally chartered credit union ("Lender").

### Recitals

- A. Lender is the owner and holder of that Mortgage Note dated **May 8, 2017** made by the Borrower in the original principal amount of **Five Hundred Fifty One Thousand Eight Hundred AND NO/100THS DOLLARS (\$561,300.00)** (the "Note")
- B. A Commercial Mortgage Note, and Mortgage, dated **May 8, 2017**, executed by the Borrower and recorded in Cook County, Illinois on **May 23, 2017**, as Document No. **1714357067**.
- C. The Mortgage conveyed to the Lender is a first mortgage on the real estate, which is commonly known as **2528 W Cortez Street, Chicago, IL 60622** and is described in Exhibit A, which is attached hereto and made a part hereof.
- D. The Maturity Date of the original Note remains **May 7, 2027**.
- E. The parties have agreed to increase the outstanding Principal Balance under said Note by **\$25,800.40** from **\$546,439.40** to **\$572,238.80** to include the delinquent mortgage payments due and to bring the loan current.

For good and valuable consideration, the receipt of which is acknowledged, and for other promises contained herein, the parties agree as follows:


1. The monthly payments of principal and interest of **\$3,068.37** are adjusted to monthly payments of **\$3,285.66** effective upon receipt of signed Loan Modification Agreement and starting with payment due **December 8, 2018**.
2. All principal, interest, advances and other charges due under the Note will be due and payable in full, if not sooner paid, on **May 7, 2027**.
3. The Mortgage and the Loan Documents are deemed to be amended pursuant to the terms of this Agreement and continue as security for payment of the Note.
4. Borrower confirms all terms, provisions and conditions of the Note, Mortgage and Loan Documents, as amended and all terms and provisions contained in the Note, Mortgage and the Loan Documents remain in full force and effect as stated therein except as modified pursuant to the terms herein.


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5. Borrower represents and warrants that the Note, Mortgage and the Loan Documents as amended and modified, remain valid, binding and enforceable according to their respective terms.
6. The parties agree that the only changes effectuated by this modification agreement are the increased principal balance and the increased monthly payment. The changes are done to include the delinquent mortgage payments due and to bring the loan current. All other terms and conditions remain in full force and effect. That as of date of this Agreement, the unpaid balance of indebtedness is **\$572,238.80**, all of which borrower promises to pay with interest at **4.50%** per annum until paid in full and that the same shall be payable in monthly installments of **\$3,285.66** beginning on the **December 8, 2018** to be applied as provided in the Note and Mortgage identified above, plus a sum estimated to be sufficient to discharge tax and insurance obligations (which estimated sum may be adjusted as necessary). Such monthly installments shall continue until entire indebtedness evidenced by Note is fully paid, except that any remaining indebtedness, if not sooner paid, shall be due and payable on **May 7, 2027**.

IN WITNESS WHERETO, the parties have signed this modification agreement on November 24, 2018.

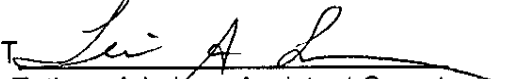
**BORROWER:**

  
 \_\_\_\_\_  
 Petro Glibka, a/k/a Peter Glibka


  
 \_\_\_\_\_  
 Maria Glibka

**SELFRELIANCE FEDERAL CREDIT UNION**

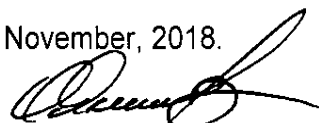
BY:   
 \_\_\_\_\_  
 Bohdan Watral – President

ATTEST   
 \_\_\_\_\_  
 Tetiana A Laba – Assistant Secretary

STATE OF ILLINOIS,  
COUNTY OF COOK } SS:

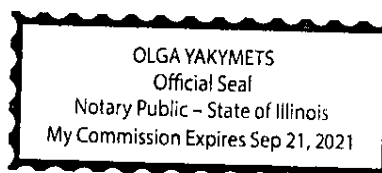
I  a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT Petro Glibka, a/k/a Peter Glibka and Maria Glibka, husband and wife, personally known to me to be the same person(s) whose name(s) is (are) subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed 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, this 24<sup>th</sup> day of November, 2018.

  
 \_\_\_\_\_

NOTARY PUBLIC

My commission expires: 09/21/2021

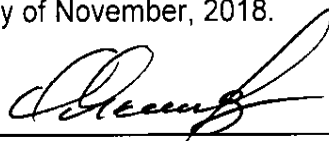


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STATE OF ILLINOIS  
COUNTY OF COOK } SS

I, Olga Yakymets, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT BOHDAN WATRAL and TETIANA A LABA personally known to me and known by me to be the President and Assistant Secretary respectively of **SELFRELIANCE FEDERAL CREDIT UNION** in whose name the above and foregoing instrument is executed, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act and as the free and voluntary act of said **SELFRELIANCE FEDERAL CREDIT UNION**, as aforesaid, for the uses and purposes therein set forth, and the said Assistant Secretary then and there acknowledged that he, as custodian of the corporate seal of said **SELFRELIANCE FEDERAL CREDIT UNION** did affix the said corporate seal to said instrument as her free and voluntary act and as the free and voluntary act of said Assistant Secretary as aforesaid for the uses and purposes therein set forth.

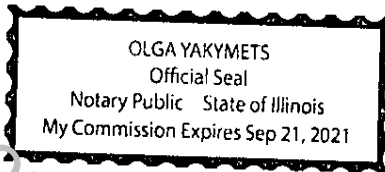
Given under my hand and notarial seal this 24<sup>th</sup> day of November, 2018.



NOTARY PUBLIC

My commission expires:

09/21/2021



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## EXHIBIT A

**Legal Description:**

LOT 5 IN EZRA VORRIS' RESUBDIVISION OF LOTS 26 TO 37, BOTH INCLUSIVE, IN LEHMER'S RESUBDIVISION OF LOTS 1 TO 25, AND 31 TO 50, ALL INCLUSIVE, IN LEHMER'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**P.I.N.:**

16-01-410-025-0000

**Property Address:**

2528 W CORTEZ STREET

CHICAGO, IL 60622

Property of Cook County Clerk's Office