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Doc#: 1914408129 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 05/24/2019 11:04 AM Pg: 1 of 7

After Recording Return To:
RUTH RUHL, P.C.
Attn: Recording Department
12700 Park Central Drive, Suite 850
Dallas, Texas 75251

Prepared By:
RUTH RUHL, P.C.
12700 Park Central Drive, Suite 850
Dallas, TX 75251

Loan No.: 1439045327

LOAN MODIFICATION AGREEMENT

This Loan Modification Agreement ("Modification"), is made April 19th, 2019, between In Young Choi and Sun Yim Choi, as tenants by the entirety, whose address is 2025 Colchester Avenue, Hoffman Estates, Illinois 60192

Bank of Hope f/k/a BBCN Bank

(“Borrower/Grantor”) and
(“Lender/Grantee”),
whose address is 1 Corporate Drive, Suite 360, Lake Zurich, Illinois 60047
and amends and supplements (1) the Note (the “Note”) made by the Borrower, dated December 1st, 2008, in the original principal sum of U.S. \$ 150,000.00, and (2) the Mortgage, Deed of Trust or Security Deed (the “Security Instrument”), recorded on January 2nd, 2009, in Book/Liber N/A, Page N/A, Instrument No. 0900246041, Official Records of Cook County, Illinois.
The Security Instrument, which was entered into as security for the performance of the Note, encumbers the real and personal property described in the Security Instrument (and defined in the Security Instrument as the “Property”), which is located at 2025 Colchester Avenue, Hoffman Estates, Illinois 60192

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That real property is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

SEE EXHIBIT "C" ATTACHED HERETO AND MADE A PART HEREOF.

The Borrower has requested that the Lender modify the terms of the Note and Security Instrument. The Lender has agreed to do so pursuant to the terms and conditions stated in this Modification. In consideration of the agreements made in this Modification, and other good and valuable consideration which the parties agree they have received, the Borrower and Lender agree to modify the terms of the Note and Security Instrument as follows. The Borrower and Lender agree that the provisions of this Modification supersede and replace any inconsistent provisions set forth in the Note and Security Instrument.

1. The Borrower represents that the Borrower is, is not, the occupant of the Property.
2. The Borrower acknowledges that interest has accrued but has not been paid and the Lender has incurred, paid or otherwise advanced taxes, insurance premiums and other expenses necessary to protect or enforce its interest in the Note and the Security Instrument, and that such interest, costs and expenses, in the total amount of \$ 0.00, have been added to the indebtedness under the terms of the Note and Security Instrument. As of January 1st, 2019, the amount, including such amounts which have been added to the indebtedness (if any), payable under the Note and Security Instrument (the "Unpaid Principal Balance") is U.S. \$ 99,914.57.
3. The Borrower promises to pay the Unpaid Principal Balance, plus interest, to the order of the Lender, until the Unpaid Principal Balance has been paid. Interest will be charged on the Unpaid Principal Balance at the yearly rate of 4.500%, beginning January 1st, 2019. The Borrower promises to make monthly payments of principal and interest of U.S. \$ 1,135.34, beginning on the 1st day of February, 2019 and continuing thereafter on the same day of each succeeding month. If on January 1st, 2024, (the "Modified Maturity Date"), the Borrower still owes amounts under the Note and the Security Instrument, as amended by this Modification, the Borrower will pay these amounts in full on the Modified Maturity Date.

The Borrower will make such payments at 1 Corporate Drive, Suite 360, Lake Zurich, Illinois 60047

or at such place as the Lender may require.

4. Except to the extent that they are modified by this Modification, the Borrower will comply with all of the covenants, agreements, and requirements of the Note and 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.

5. Nothing in this Modification 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 Modification, the Note and Security Instrument will remain unchanged and in full effect, and the Borrower and Lender will be bound by, and comply with, all of the terms and provisions thereof, as amended by this Modification.

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[To be signed by all Borrowers, endorsers, guarantors, sureties, and other parties signing the Note or Security Instrument].

4/30/19
Date

In Young Choi (Seal)
-Borrower

4/30/19
Date

Sun Yim Choi (Seal)
-Borrower

Date

-Borrower

Date

-Borrower

BORROWER ACKNOWLEDGMENT

State of Illinois

County of Cook

On this 30th day of April, 2019, before me,
LISA KANG, a Notary Public in and for said state,
personally appeared In Young Choi and Sun Yim Choi

known to me to be the person who executed the within instrument, and acknowledged to me that he/she/they executed the same for the purpose therein stated.

(Seal)



LISA KANG
Notary Signature
LISA KANG
Type or Print Name of Notary

Notary Public, State of IL

My Commission Expires: 8-3-20

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Loan No.: 1439045327

Bank of Hope f/k/a BBCN Bank
-Lender

05-06-19
-Date

By: A. Fiore
Printed Name: **ANTHONY FIORE**
Its: Vice President

LENDER ACKNOWLEDGMENT

State of FL §
County of Lake §
§

On this 06 day of May, 2019, before me,
Emily Mendez, a Notary Public in and for said state,
personally appeared ANTHONY FIORE, Vice President
of Bank of Hope f/k/a BBCN Bank

ANTHONY FIORE

known to me to be the person who executed the within instrument on behalf of said entity, and acknowledged to me that he/she/they executed the same for the purpose therein stated.

(Seal)



Emily Mendez
Notary Signature **Emily Mendez**

Type or Print Name of Notary

Notary Public, State of IL

My Commission Expires: 07-24-22

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Property Address: 2025 COLCHESTER AVE, Schaumburg, IL 60192

EXHIBIT "A"
LEGAL DESCRIPTION OF PROPERTY

LOT 43 PRINCETON UNIT 1, BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 4,
TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY,
ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED APRIL 16, 2001 AS DOCUMENT
NUMBER 0010323866.

Permanent Index No.: 06-04-109-005

Property of Cook County Clerk's Office

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Loan No.: 1439045327

EXHIBIT "B"

SAME NAME ADDENDUM

THIS ADDENDUM is made this 19th day of April, 2019, and is incorporated into and shall be deemed to amend and supplement the Loan Modification Agreement of the same date, given by Sun Yim Choi (the "Borrower") which modifies Borrower's Note and Security Instrument to Bank of Hope f/k/a BBCN Bank

(the "Lender")

and covers the Property located at:

2025 Colchester Avenue, Hoffman Estates, Illinois 60192
[Property Address]

In addition to the agreements made in the Loan Modification Agreement, Borrower and Lender further agree as follows:

1. Borrower is the same person named in the Note, the Security Instrument, and the Loan Modification Agreement.
2. Borrower is one and the same person as: Sun Y Choi
3. The signature below is Borrower's true and exact signature for execution of the Loan Modification Agreement.
4. Borrower understands that this statement is given as a material inducement to cause Lender to make the Loan Modification Agreement to Borrower and that any false statement, misrepresentations or material omissions may result in civil and criminal penalties.

By signing below, Borrower accepts and agrees to the terms and covenants contained herein.

Bank of Hope f/k/a BBCN Bank (Seal)
-Lender

Sun Yim Choi (Seal)
-Borrower

By: *A. Fiore*
 Printed Name: **ANTHONY FIORE**
 Its: **Vice President**

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EXHIBIT "C"

BALLOON ADDENDUM

THIS ADDENDUM is made this 19th day of April, 2019, and is incorporated into and shall be deemed to amend and supplement the Loan Modification Agreement of the same date, given by the undersigned (the "Borrower") which modifies Borrower's Note and Security Instrument to Bank of Hope f/k/a BBCN Bank

(the "Lender")

and covers the Property located at:

2025 Colchester Avenue, Hoffman Estates, Illinois 60192
[Property Address]

In addition to the agreements made in the Loan Modification Agreement, Borrower and Lender further agree as follows:

"THIS LOAN MUST EITHER BE PAID IN FULL AT MATURITY OR CONVERTED TO A MARKET LEVEL FIXED RATE OVER THE EXTENDED REMAINING TERM. YOU MUST REPAY THE ENTIRE PRINCIPAL BALANCE OF THE LOAN AND UNPAID INTEREST THEN DUE IF YOU DO NOT QUALIFY. THE LENDER IS UNDER NO OBLIGATION TO REFINANCE THE LOAN. YOU WILL, THEREFORE, BE REQUIRED TO MAKE PAYMENT OUT OF OTHER ASSETS THAT YOU MAY OWN, OR YOU WILL HAVE TO FIND A LENDER, WHICH MAY BE THE LENDER YOU HAVE THIS LOAN WITH, WILLING TO LEND YOU THE MONEY. IF YOU REFINANCE THIS LOAN AT MATURITY, YOU MAY HAVE TO PAY SOME OR ALL OF THE CLOSING COSTS NORMALLY ASSOCIATED WITH A NEW LOAN EVEN IF YOU OBTAIN REFINANCING FROM THE SAME LENDER."

By signing below, Borrower accepts and agrees to the terms and covenants contained herein.

Bank of Hope f/k/a BBCN Bank _____ (Seal)
-Lender

In Young Choi _____ (Seal)
In Young Choi -Borrower

Sun Yim Choi _____ (Seal)
Sun Yim Choi -Borrower

By: *A. Fiore* _____
ANTHONY FIORE

_____ (Seal)
-Borrower

Its: **Vice President** _____

_____ (Seal)
-Borrower