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Doc#: 2000213012 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 01/02/2020 09:24 AM Pg: 1 of 5

Prepared by and return to:

CEFCU
P.O. Box 1715
Peoria, IL 61656

Parcel Identifier Number: 09351230200000
Document Number:

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LOAN MODIFICATION AGREEMENT (Providing for Fixed Interest Rate)

This Loan Modification Agreement ("Agreement"), made this 12th day of DECEMBER, 2019 between Jeffrey E Jensen and Teresa F Asam Jensen husband and wife

("Borrower") and CEFCU ("Lender"), amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument"), and Timely Payment Rewards Rider, if any, dated MAY 16, 2017 and recorded as 1713642030, and re-recorded on _____ as

_____ of the County of COOK and State of ILLINOIS, and (2) the Note, bearing the same date as, and secured by, the Security Instrument, which covers the real and personal property described in the Security Instrument and defined therein as the "Property," located at 512 S DELPHIA AVE, PARK RIDGE, ILLINOIS 60068

the real property described being set forth as follows:

LOT 8 IN BLOCK 7 IN WHITAKER'S PARK RIDGE SUBDIVISION OF THE SOUTH WEST 1/4 OF THE NORTH WEST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FIRST AMERICAN TITLE
FILE # 2848923M

Parcel ID# 09351230200000

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 JANUARY 1, 2020, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. \$ 426,987.16, consisting of the unpaid amount(s) loaned to Borrower by Lender plus any interest and other amounts capitalized.
2. Borrower promises to pay the Unpaid Principal Balance, plus interest, to the order of Lender. Interest will be charged on the Unpaid Principal Balance at the yearly rate of 3.000%, from

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JANUARY 1, 2020 . Borrower promises to make monthly payments of principal and interest of U.S. \$ 2,948.69 beginning on the first day of **FEBRUARY 1, 2020** , and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. The yearly rate of **3.000 %** will remain in effect until principal and interest are paid in full. If on **JANUARY 1, 2035** (the "Maturity Date"), Borrower still owes amounts under the Note and the Security Instrument, as amended by this Agreement, Borrower will pay these amounts in full on the Maturity Date.

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

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

4. Borrower also will comply with all other covenants, agreements, and requirements of the Security Instrument, including without limitation, Borrower's covenants and agreements to make all payments of taxes, insurance premiums, assessments, escrow items, impounds, and all other payments that Borrower is obligated to make under the Security Instrument; however, the following terms and provisions are forever canceled, null and void, as of the date specified in paragraph No. 1 above:

- (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, including, where applicable, the Timely Payment Rewards rate reduction, as described in paragraph 1 of the Timely Payment Rewards Addendum to Note and paragraph A.1 of the Timely Payment Rewards Rider. By executing this Agreement, Borrower waives any Timely Payment Rewards rate reduction to which Borrower may have otherwise been entitled; and
- (b) all terms and provisions of any adjustable rate rider, or Timely Payment Rewards Rider, where applicable, 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. Borrower understands and agrees that:

- (a) All the rights and remedies, stipulations, and conditions contained in the Security Instrument relating to default in the making of payments under the Security Instrument shall also apply to default in the making of the modified payments hereunder.
- (b) All covenants, agreements, stipulations, and conditions in the Note and Security Instrument shall be and remain in full force and effect, except as herein modified, and none of the Borrower's obligations or liabilities under the Note and Security Instrument shall be diminished or released by any provisions hereof, nor shall this Agreement in any way impair, diminish, or affect any of Lender's rights under or remedies on the Note and Security Instrument, whether such rights or remedies arise thereunder or by operation of law. Also, all rights of recourse to which Lender is presently entitled against any property or any other persons in any way obligated for, or liable on, the Note and Security Instrument are expressly reserved by Lender.

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- (c) 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.
- (d) All costs and expenses incurred by Lender in connection with this Agreement, including recording fees, title examination, and attorneys' fees, shall be paid by the Borrower and shall be secured by the Security Instrument, unless stipulated otherwise by Lender.
- (e) Borrower agrees to make and execute such other documents or papers as may be necessary or required to effectuate the terms and conditions of this Agreement which, if approved and accepted by Lender, shall bind and inure to the heirs, executors, administrators, and assigns of the Borrower.

Jeffrey E. Jensen 12/12/2019 (Seal)
 Jeffrey E Jensen -Borrower

Teresa F. Asam Jensen 12/12/2019 (Seal)
 Teresa F. Asam Jensen -Borrower

____ (Seal)
 -Borrower

____ (Seal)
 -Borrower

CEFCU

____ (Seal)
 CEFCU -Lender

By: Judy Loucks
 Judy Loucks As agent for CEFCU

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[Space Below This Line For Acknowledgments]

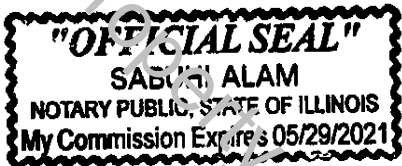
ACKNOWLEDGMENT (BORROWER)

STATE OF ILLINOIS

COUNTY OF Cook

I, THE UNDERSIGNED NOTARY PUBLIC FOR THE STATE LISTED ABOVE, DO HEREBY CERTIFY THAT Jeffrey E Jensen, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12 DAY OF Dec, 2019.



Sabuhi Alam

NOTARY PUBLIC

MY COMMISSION EXPIRES: 05-29-2021

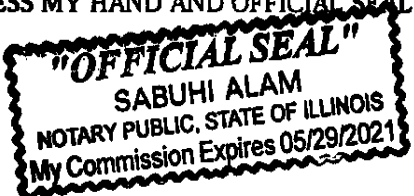
ACKNOWLEDGMENT (CO-BORROWER if needed)

STATE OF ILLINOIS

COUNTY OF Cook

I, THE UNDERSIGNED NOTARY PUBLIC FOR THE STATE LISTED ABOVE, DO HEREBY CERTIFY THAT Teresa F Asam Jensen, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12 DAY OF Dec, 2019.



Sabuhi Alam

NOTARY PUBLIC

MY COMMISSION EXPIRES: 05-29-2021

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ACKNOWLEDGMENT (LENDER)

STATE OF ILLINOIS
COUNTY OF PEORIA

I, THE UNDERSIGNED NOTARY PUBLIC FOR THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT Judy Loucks, AS AGENT FOR CEFCU, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19 DAY OF December 2019

[Handwritten Signature]
NOTARY PUBLIC

-Seal



MY COMMISSION EXPIRES: 06/25/2021

This instrument was prepared by and mail to:

CEFCU, First Mortgage, Judy Loucks, P.O. Box 1715, Peoria, IL 61656