

# UNOFFICIAL COPY

Prepared by:  
PARTNERSHIP FINANCIAL CREDIT UNION  
5940 Lincoln Ave.  
Morton Grove, IL 60053

Doc#. 2028007151 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 10/06/2020 10:21 AM Pg: 1 of 3

When Recorded return to:  
PARTNERSHIP FINANCIAL CREDIT UNION  
5940 Lincoln Ave.  
Morton Grove, IL 60053

## LOAN AMENDMENT

This Loan Amendment, made this 10th day of **AUGUST, 2020** between **BRENDAN O'MALLEY**, (herein "Borrower(s)") and **PARTNERSHIP FINANCIAL CREDIT UNION**, whose address is 5940 Lincoln Ave, Morton Grove, IL 60053 (herein "Lender"), amends and supplements the Mortgage dated **OCTOBER 20, 2015**(Exhibit A), filed and recorded by the **COOK** County Recorder of Deeds on **OCTOBER 27, 2015** as Document Number 1530057086 and the Note dated **OCTOBER 20, 2015**, (Exhibit B) secured by the Deed of Trust.

WHEREAS, by virtue of the Mortgage, Borrower mortgages, grants, and conveys to Lender the following described property located in **COOK** County, State of Illinois:

PARCEL 2: UNITS 306 AND PU-29 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN EAST SIDE LOFTS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 96155191, AS AMENDED, IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR STORAGE LOCKER S-35, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Common Address: 1601 S. INDIANA AVE. #306, CHICAGO, IL 60616

P.I.N. 17-22-303-031-1035 AND 17-22-303-031-1156

WHEREAS, as of **AUGUST 10, 2020**, the amount payable under the Note and Mortgage dated **OCTOBER 20, 2020** (the "Unpaid Principal Balance") is \$110,860.39, consisting of the outstanding principal amount loaned to Borrower by Lender.

WHEREAS, Borrower and Lender, for mutual consideration, agree to modify the terms of the payments of said indebtedness:

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

1. Payment Terms, referenced in Note, are hereby scheduled as follows:

- a) Rate: 2.625% (Fixed)
- b) Term: 180 months
- c) Monthly Payment: \$745.75(combined principal and interest)

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- d) Escrow Payment: \$ 429.58
- e) New Payment Due: 09/01/2020
- f) Maturity Date: 08/01/2035

2. Except as expressly modified herein, the Note, Mortgage, and all other documents, security, or actions, non-actions, or any position whatsoever of any party relating to indebtedness shall remain in full force and effect and not be prejudiced in any way by this Loan Amendment.
3. If, on AUGUST 1, 2035, Borrower still owes amounts due under the Note dated OCTOBER 20, 2015 Borrower will pay those amounts in full on AUGUST 1, 2035, the maturity date under this loan amendment to the loan dated OCTOBER 20, 2015
4. 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 beneficial interest in Borrower is sold or transferred without the prior written consent of Lender, Lender may require immediate payment in full of all sums secured by the Mortgage referenced herein.
5. If Lender exercises the option referenced in Paragraph 3 above, Lender shall give Borrower notice of such acceleration. The notice shall provide a period of not less than thirty (30) days from the date the notice is given within which Borrower must pay all sums secured by the Mortgage. If Borrower fails to pay these sums prior to the expiration of the thirty (30) day period, Lender may invoke any remedies permitted by the Mortgage without further notice or demand on Borrower.
6. Nothing in this Loan Amendment shall be understood or construed to be a satisfaction or release in whole or in part of the Note and/or Mortgage. Except as expressly modified herein, the Note, Mortgage, and all other documents, security, or actions, non-actions, or any position whatsoever of any party relating to indebtedness, shall remain in full force and effect and not be prejudiced in anyway by this Loan Amendment.

EXECUTED THIS 10<sup>th</sup> DAY OF August, 2020.

Brendan O'Malley  
 BY: BRENDAN O'MALLEY  
 (Borrower)

BY: \_\_\_\_\_

Theresa M. Guerriero  
 BY: Theresa M. Guerriero  
 EVP Lending  
 Partnership Financial Credit Union (Lender)

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STATE OF Illinois )  
 ) ss  
COUNTY OF Cook )

I, Todd A. Twardowski, a Notary Public in and for said County and State of Illinois, do hereby certify that BRENDAN O'MALLEY, personally known to me to be the same person whose name is subscribed to the foregoing Loan Amendment, appeared before me this day in person, and acknowledged that he signed and delivered the Loan Amendment as her free and voluntary act for the use and purpose set forth therein.

Given under my hand and Official Seal, this 10th day of August, 2020.

My Commission expires September 30 2020

[Signature]  
(Notary Public)

NOTARIAL SEAL:

