

# UNOFFICIAL COPY

Prepared by:  
Northwest Community Credit Union  
8930 Waukegan Rd.  
Morton Grove, IL 60053

Doc#: 2102617297 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/26/2021 12:08 PM Pg: 1 of 3

When Recorded return to

Northwest Community Credit Union  
8930 Waukegan Rd.  
Morton Grove, IL 60053

## LOAN MODIFICATION

This Loan Modification, made this 28th day of December, 2020 between Yuhana Narsi (herein "Borrower(s)") and NORTHWEST COMMUNITY CREDIT UNION, whose address is 8930 Waukegan Rd., Morton Grove, IL 60053 (herein "Lender"), amends and supplements the Mortgage dated May 18, 2018, filed and recorded by the Cook County Recorder of Deeds on June 15, 2018 as Document Number 1816606023 and the Note dated May 18, 2018, secured by the Mortgage.

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

LOT 32 IN NILES TERRACE SIXTH ADDTION, BEING A SUBDIVION OF PART OF THE WEST 40.38 ACRES OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE COOK COUNTY, ILLINOIS ON JANUARY 27, 1961 AS DOCUMENT NUMBER 1962201.

Common Address: 8911 N Merrill Ave., Niles, IL 60714

P.I.N. 09-13-327-008-0000

WHEREAS, as of December 28, 2020, the amount payable under the Note and Mortgage dated May 18, 2018 (the "Unpaid Balance Owed") is \$162,502.99, 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:

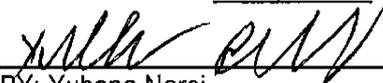
- |                               |                     |
|-------------------------------|---------------------|
| a) Current Principal Balance: | <u>\$162,502.99</u> |
| b) Modified Term:             | <u>n/a</u>          |
| c) Modified Interest Rate:    | <u>2.875%</u>       |
| d) New Payment Due:           | <u>01/18/2021</u>   |
| e) Modified Payment:          | <u>\$714.15</u>     |
| f) Modified Maturity Date:    | <u>05/18/2048</u>   |

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 Modification.

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3. If, on May 18, 2048 Borrower still owes amounts due under the Note dated May 18, 2018, and modified on December 28, 2020 Borrower will pay those amounts in full on that date, which is known as the Maturity Date.
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. Nothing in this Loan Modification 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 Modification.
6. Any and all payments referenced in letter(s) b and e herein are not inclusive of funds required in escrow for any required tax and/or insurance payments. The amount for such escrow accounts, as referenced in letter c, is in addition to the agreed upon and amended amount aforementioned in letter(s) b and e. This amount may be subject to charge based on increases by taxing authorities and insurance companies.
7. This Modification dated the December 28, 2020 supersedes and nullifies any Modifications, agreements or modifications previously executed and agreed upon by the individuals presently and previously being duly responsible for the execution of such documents and agreements.

EXECUTED THIS 28<sup>th</sup> DAY OF December, 2020.

  
 BY: Yuhana Narsi  
 (Borrower)

\_\_\_\_\_  
 BY:  
 (Borrower)

  
 \_\_\_\_\_  
 BY: Jose Garcia  
 President/CEO  
 Northwest Community Credit Union

PROPERTY OF COOK COUNTY CLERK'S OFFICE

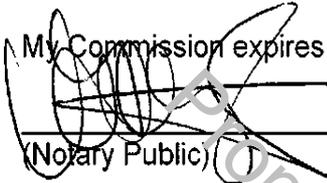
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STATE OF IL)  
COUNTY OF COOK) ss

I, GABBY Y. GOMEZ, a Notary Public in and for said County and State of IL, do hereby certify that Yuhana Narsi, personally known to me to be the same person whose name is subscribed to the foregoing Loan Modification, appeared before me this day in person, and acknowledged that he signed and delivered the Loan Modification as his free and voluntary act, for the use and purpose set forth therein.

Given under my hand and Official Seal, this 28<sup>th</sup> day of December, 2020.

My Commission expires 4/10/2023

  
\_\_\_\_\_  
(Notary Public)

NOTARIAL SEAL:



Cook County Clerk's Office