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

Doc#: 2104939289 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/18/2021 02:22 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 30th day of January, 2020 between Sneh Hira and Akash Punjabi (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 July 30, 2018, filed and recorded by the Cook County Recorder of Deeds on 08/06/2018 as Document Number 1821849354 and the Note dated 07/30/2018, 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 IL:

LOT 37 IN WOODLAND ESTATES, BEING A SUBDIVISION OF THE SOUTH 1/2 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 8821 Oswego Ave., Morton Grove, IL 60053

P.I.N. 09-13-418-016-0000

WHEREAS, as of January 30, 2021, the amount payable under the Note and Mortgage dated 07/30/2018 (the "Unpaid Balance Owed") is \$178,228.64, 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>\$178,228.64</u> |
| b) Modified Term: | <u>120 months</u> |
| c) Modified Interest Rate: | <u>2.50%</u> |
| d) New Payment Due: | <u>02/10/2021</u> |
| e) Modified Payment: | <u>\$1,680.91</u> |
| f) Modified Maturity Date: | <u>01/10/2031</u> |


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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.
3. If, on 01/10/2031 Borrower still owes amounts due under the Note dated 07/30/2018, and modified on 01/30/2021 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 change based on increases by taxing authorities and insurance companies.
7. This Modification dated the 01/30/2021 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 30th DAY OF January, 2021.


 BY: Sneha Hira
 (Borrower)


 BY: Akash Punjabi
 (Borrower)


 BY: Gabby Y. Gomez
 Vice President

Northwest Community Credit Union

