

UNOFFICIAL COPY

Doc#: 2121833133 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/06/2021 11:23 AM Pg: 1 of 4

This instrument prepared under
the supervision of
ARTHUR NEVILLE, Attorney
1801 W. Belmont Ave.
Chicago, Illinois 60641

Community Savings Bank Modification to Mortgage and Note Loan No. 01-10213610

This Modification to Mortgage and Note is made this 17th day of July, 2020 between Magdalena Sota and Adrian Sota (Mortgagors) and Community Savings Bank (Mortgagee)

WHEREAS, Mortgagors and Mortgagee have entered into a Mortgage contract dated June 12, 2015, said Mortgage having been recorded with the Cook County, Illinois Recorder of Deeds as Document No. 1516819053 regarding certain improved Real Estate described in Exhibit "A" attached hereto, located at: 2508 N. 72nd Court, Elmwood Park, IL 60707 securing the payment of one Mortgage and Note dated June 12, 2015 in the principal amount of \$345,000.00; and

WHEREAS the Mortgagors and Mortgagee have found it mutually beneficial and in their interest to revise and modify the original terms of this Mortgage and Note as set forth below; and

NOW THEREFORE, for the mutual considerations herein stated, Mortgagors and Mortgagee, hereby agree that the Mortgage and Note are amended, modified, or supplemented as follows:

1. Amortization of Principal: The current principal balance of said loan shall be re-amortized over a modified term of 240 months with a 60 months balloon beginning with a first payment due and owing August 1, 2020 and all subsequent monthly payments due and owing the first day of each month thereafter.
2. New Interest Rates: The interest rates are hereby modified to 4.250% (Note) and 4.00% (Pay-O-Matic) based upon a Twenty (20) years amortization schedule with a Five (5) years balloon.
3. Loan Payment: The Principal and Interest payment starting August 1, 2020 shall be \$1,832.93 (Pay-O-Matic) based on a 240 months amortization.
4. Tax Escrow: Along with monthly payment of principal and interest, a Real Estate Tax escrow payment shall be due in the sum of \$1,089.73. Said Real Estate tax escrow shall be analyzed and adjusted annually by the Lender, in its sole discretion, based upon changes in Real Estate taxes on the subject Real Estate.
5. Maturity Date: The Maturity Date is hereby modified to July 1, 2025
6. Modification Fee: The Borrower's fee for this modification is \$1,512.00

UNOFFICIAL COPY

7. Reaffirmation. Mortgagors hereby ratify and confirm their liabilities and obligations under the Mortgage, Note and Supplemental Agreement (hereinafter referred to a "Loan Documents") and the liens and security interest created thereby, and acknowledge that they have no defenses, claims or set offs to the enforcement by Mortgagee of the liabilities and obligations of Mortgagors under said Loan Documents as modified by this agreement.

Mortgagors further represent to Mortgagee that no default or event, or condition which could become a default with the giving of Notice or passage of time, or both, exists under the Loan Documents as amended by this Modification.

Mortgagors further represent to Mortgagee that there is not any condition, event or circumstance existing or any litigation, arbitration, governmental or administrative proceedings, actions, examinations, claims or demands pending or threatened affecting Mortgagors or the real estate or any lien recorded against the subject real estate since the recording of the Mortgage as detailed herein.

The parties further agree that the Principal Balance of the loan as of July 17, 2020 is **Three Hundred Two Thousand Four Hundred Seventy Two and 76/100 Dollars (\$302,472.76)**

8. Binding on Successors. This Modification shall be binding on Mortgagors and their legal representatives, successors and permitted assigns, and shall inure to the benefit of Mortgagee, its successors and assigns.

9. Original Agreement Binding except as provided herein, the Mortgage, Note and Supplemental Agreement along with all other Loan Documents, as amended, shall remain in full force and effect in accordance with their respective terms.

IN WITNESS WHEREOF, the parties have executed this Modification to Mortgage and Note as of this 17th day of July, 2020

Modified Principal & Interest	\$1,832.93
Tax Escrow	1,089.73
Total	\$ 2,922.66

MORTGAGEE

Community Savings Bank

By: Arthur Neville

Arthur Neville, Vice President

Attest: Joanne Smoler

Assistant Secretary

MORTGAGORS

X Magdalena Slota

Magdalena Slota

X Adrian Slota

Adrian Slota

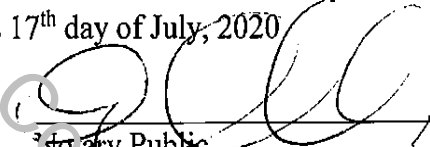
UNOFFICIAL COPY

State of Illinois)
)
 County of Cook)

Mortgagor Notary

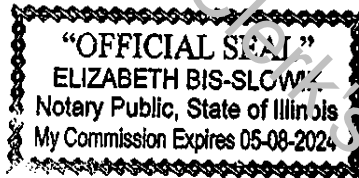
I, Liz Slowik, a Notary Public, in and for said County, in the state aforesaid, do hereby certify, that Magdalena Slota and Adrian Slota personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act for the intent and purpose therein set forth.

Given under my hand and seal this 17th day of July, 2020



 Notary Public

MAIL TO:
 Community Savings Bank
 4801 W. Belmont Avenue
 Chicago, IL. 60641



Office

UNOFFICIAL COPY

EXHBIT "A"

LOT 5 AND THE NORTH 9.5 FEET OF LOT 6 IN BLOCK 51 IN SCHUMACHER AND GNAEDINGER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THAT PART OF THE EAST HALF (E-1/2) OF THE SOUTHEAST QUARTER (SE-1/4) OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINIPAL MERIDIAN, LYING NORTH OF GRAND AVENUE (EXCEPT 2 ACRES DESCRIBED AS FOLLOWS, COMMENCING AT THE NORTHEAST (NE) CORNER OF SAID SOUTHEAST QUARTER (SE-1/4) OF SECTION 25, THENCE WEST 20 RODS, THENCE SOUTH 16 RODS; THENCE EAST 20 RODS; THENCE NORTH 16 RODS TO PLACE OF BEGINNING), IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 12-25-426-033-0000

PROPERTY COMMONLY KNOWN AS: 2508 N 72nd Court, Elmwood Park, IL 60707