

UNOFFICIAL COPY



2125222039

Recording requested by;
Sylvia Thomas
and when Recorded Return to;
Sylvia Thomas
c/o P.O Box 6408
Chicago, Illinois near [60680]

Doc# 2125222039 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/09/2021 04:13 PM PG: 1 OF 4

Prepared by;
Quafin Anoa
c/o 12338 S. Halsted
Calumet Park, Illinois near [60827]

Property of Cook County Clerk's Office

This is a Cover Notice for Cook County Registrar of Deeds located at 118 N. Clark, Chicago, Illinois, 60602, Room 120. The documents attached are as follows:

1. Mortgage Modification Agreement
For property commonly known as 694 / S. Normal, Chicago, Il 60621
Property Index Number: 20 21 319 015 0000

Property Description: The north ½ of lot 15 in block 2 in Beck's subdivision of the south west ¼ of the southwest ¼ of section 21, township 38 north, range 14, east of the third principal meridian, in cook County, Illinois.

2. Mediation Settlement

All are attached to be recorded at the Cook County Recorder of Deeds as a standard document. To be filed by mail, in-person or e-filed.

UNOFFICIAL COPY

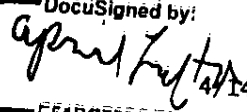


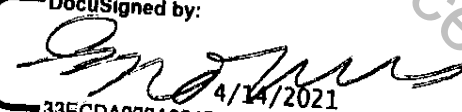
CCR Case No. 21-2059

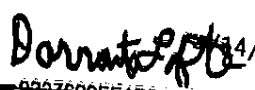
April 14, 2021

On Tuesday, April 14, 2021, Sylvia Thomas and April Lofton and Darronte Lofton participated in mediation with the Center for Conflict Resolution and came to the following agreement:

1. The parties agree that the amounts due regarding the residential purchase break down as follows: \$13,000 principal, \$1500 late fees, \$3675 property taxes. Darronte and April agree to pay Sylvia these amounts as follows:
 - a. Darronte and April agree to hand deliver the taxes in the amount of \$3675 cashier's check payable to Sylvia Thomas at her residence on April 14, 2021.
 - b. Sylvia agrees accept the \$3675 as reimbursement for back taxes paid
 - c. Darronte and April agree to send \$1000 cashier's check to Sylvia Thomas at her PO Box per month beginning on May 1, 2021 and every month thereafter until the balance of 14,500 is paid in full. The last payment will be of \$500.
 - d. Sylvia Thomas agrees to accept the monthly \$1000 payments from Darronte and April.
2. The parties agree that all payments except the \$3675 hand delivered above will be in cashier's checks payable to Sylvia Thomas and mailed to Sylvia Thomas at PO Box 6408 Chicago, IL 60680
3. April and Darronte agree to pay all property taxes in a timely manner.
4. Darronte and April agree to provide images of structural damage and estimates for repair via email to Sylvia Thomas on April 14, 2021.
5. In the event any one payment is not made within the 15 day grace period April and Darronte agree to deed the property back to Sylvia Thomas and vacate the property within 3 months of the last due date.
6. All parties agree the matter is resolved.

DocuSigned by:

 4/14/2021
 E51BC708DF06468
 April Lofton

DocuSigned by:

 4/14/2021
 33ECDA822A8645D...
 Sylvia Thomas

DocuSigned by:

 4/14/2021
 0267680FF4B046D...
 Darronte Lofton

DocuSigned by:
 Center for Conflict Resolution
 8098C777B3994BC

UNOFFICIAL COPY

MORTGAGE MODIFICATION AGREEMENT

THIS AGREEMENT, made this day 14th of April, 2021, by and between Darronte & April Lofton (MORTGAGOR), Hereafter 'Lofton's' and Sylvia Thomas (MORTGAGEE), Hereafter, Sylvia.

RECITALS:

A. MORTGAGEE is the owner and holder of the certain mortgage (MORTGAGE) dated July 11, 2016, made by the Lofton's to Sylvia, recorded in Cook County Recorder of Deeds, securing a debt evidenced by a promissory note (NOTE) dated August 2, 2016, in the original amount of \$17,000 which MORTGAGE encumbers property more particularly described in said MORTGAGE.

B. MORTGAGOR, the owner in fee simple of all of the property subject to MORTGAGE, has requested Sylvia to modify NOTE and MORTGAGE, and the parties have mutually agreed to modify the terms thereof in the manner hereinafter appearing.

NOW, THEREFORE, in consideration of the mutual covenants hereinafter set forth and in consideration of the sum of TEN DOLLARS (\$10.00), each to the other in hand paid, and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto mutually covenant and agree as follows:

1. The unpaid principal balance of NOTE is \$13,000 and the interest of \$1,500 be paid to Sylvia.

2. The terms and provisions of the NOTE & MORTGAGE are amended and modified in accordance with the terms and provisions of Exhibit "A", attached hereto and incorporated herein by reference, entitled "Mediation Settlement."

3. Nothing herein invalidates or shall impair or release any covenants, conditions, agreements or stipulations in NOTE and MORTGAGE and the same, except as herein modified, shall continue in full force and effect, and the undersigned further agrees to perform and comply with and abide by each of the aforementioned which are not inconsistent herewith.

4. ALL Sylvia's (MORTGAGEE) rights against all parties, including but not limited to all parties secondarily liable, are hereby reserved.

5. This Agreement shall be binding upon and shall insure to the benefits of the heirs, executors, administrators and assigns, or successors and assigns of the respective parties hereto.

IN WITNESS WHEREOF, this Agreement has been duly executed by the parties hereto the day and year first above written.

Signed, sealed and delivered in the presence of:

Darronte Lofton
Darronte Lofton

"Lofton's"

April Lofton
April Lofton

Signed, sealed and delivered in the presence of:

Sylvia P. Thomas
Sylvia P. Thomas

"Sylvia"

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY COOK)

The forgoing instrument was acknowledged before me, this 13th day of August, 2021, by

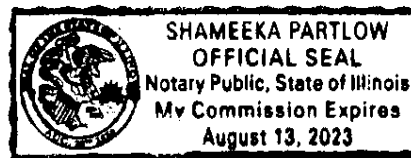
Shameeka Partlow
Notary Public
My Commission Expires: 08/13/2023



STATE OF ILLINOIS)
) SS
COUNTY COOK)

The forgoing instrument was acknowledged before me, this 13th day of August, 2021, by

Shameeka Partlow as Mortgagee of Mortgage.
Notary Public
My Commission Expires: 08/13/2023



Property of Cook County Clerk's Office