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THIS DOCUMENT PREPARED BY:
Partnership Financial Credit Union
5940 Lincoln Avenue
Morton Grove, IL 60053

Doc#: 2212601214 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/06/2022 09:56 AM Pg: 1 of 6

WHEN RECORDED MAIL TO:
Partnership Financial Credit Union
5940 Lincoln Avenue
Morton Grove, IL 60053

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LOAN MODIFICATION

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LOAN MODIFICATION/EXTENSION/AMENDMENT AGREEMENT

THIS LOAN MODIFICATION/EXTENSION/AMENDMENT AGREEMENT (the "Agreement") made and entered into this 29th day of April 2022, by and between Peter Tragos, (hereinafter referred to as "Borrower"), and Partnership Financial Credit Union, 5940 Lincoln Avenue Morton Grove 60053 (hereinafter referred to as "Lender").

AGREEMENT

WHEREAS the Lender has loaned to Borrower in the principal amount of **\$60,000** executed and delivered in a Promissory Note (the "Note or "Loan," as applicable) dated 08/16/2021, for **\$60,000**; and recorded in Cook County, as document number 2021-9114 and

WHEREAS, the Borrower has requested the Lender to modify the payments and the Lender is willing to do so as evidenced in this Agreement.

NOW, THEREFORE, in consideration of mutual promises herein contained, the parties do hereby agree as follows:

1. **DEFINITIONS.** Unless expressly defined in this Agreement, all capitalized terms shall have the definitions set forth in the Note.
2. **MODIFICATION/EXTENSION/AMENDMENT OF LOAN.** At the request of the Borrower, and in accordance this Agreement, the Lender has agreed to modify and/or extend the Loan until it is fully repaid including all interest. No additional funds are being advanced to the Borrower. [optional: The following modification/extension is for a period of two years with the exception of interest only payments being applicable for six months. After [the two-year period or] any default by the Borrower the rate and amortization schedule will revert back to the terms as defined in the original note unless otherwise stated agreed.

The following is agreed:

- x a. **Change in Interest Rate**
The rate of interest of the note at 1.99%, shall be extended, to the last day day of June, 2023. (Option b or c below must be selected) at which time the rate will adjust per the terms of the note signed and dated 08/16/2021.x
- x b. **Change in Payment**
The monthly payment on the Note shall be \$165.00 paid each month thereafter through, and including, the payment due on 05/20/2022. Commencing with the monthly payment due on 06/20/2023 at which time the monthly payment shall increase to payments at rate equal to prime

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until 04/20/2042. The payment will fully amortize until the note matures, by the terms or by the acceleration of the lender upon default.

- c. Change in Loan Amount**
 The new loan amount will be increased from \$60,000 to \$100,000 with payments paid each month thereafter through, and including, the payment due on 05/20/2022. Commencing with the monthly payment due on 05/20/2022.
- d. Interest Only**
 Change payment to interest only for a period of six months. Payments of interest only will be due during the period from the 1st day of _____ until the last day of _____ (six months). If option b (above) is selected the monthly payment will increase to fully amortize the then remaining principal over the then remaining term. If option c (above) is selected this will result in a balloon payment at maturity date.
- e. Deferred Interest Payment**
 Delinquent interest payments in the amount of \$ _____ shall be due as a deferred payment at maturity.
- f. Extension of Maturity**
 The note maturity date is hereby extended to 04/20/2042. .
- g. Deferred Payment**
 Your monthly payment is deferred for _____ month[s]. Borrower does not have to make monthly payments to principal and interest during this time. Interest shall continue to accrue on the unpaid balance. Regular payments shall resume on _____. The note maturity date is extended until the principal balance is fully paid.
- h. Fixed Rate**
 The rate of interest on your note is converted from a variable rate to a fixed rate of _____% APR. The new monthly payment (Principal and Interest) shall be \$ _____ until the loan matures.

3. **AMOUNTS DUE ON THE NOTE.** The Borrower agrees that the amount remaining on the Loan is absolutely and unconditionally due and owing to the Lender. The amount is not subject to any claims, counterclaims, defenses or other rights of offset whatsoever. To the extent Borrower should have any claims, counterclaims, defenses or other rights of offset of any nature whatsoever, the Borrower in consideration of this Agreement, does hereby expressly waive any such claims, counterclaims, or other defenses unless prohibited by law.

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4. **LOAN TO CONTINUE TO SECURE NOTE.** The Note shall continue to secure the full and prompt payment of the Loan in the same manner and upon the same conditions as the Note originally secured full and prompt payment.
5. **FUTURE AMENDMENTS.** Should the Note at any time in the future be amended, modified, renewed or substituted for, without additional extensions of funds, the Note shall continue to secure the Loan evidenced thereby and it shall not be necessary to execute any further Modification or Extension Agreement of the Note provided, however, nothing contained herein shall obligate the Lender to agree to any further extension or modification in the future.
6. **RECORDING OF AGREEMENT.** This agreement may be recorded in the same venue as the Loan. Any cost in recording this agreement shall be paid for by the Borrower.
7. **COMPLETE AGREEMENT.** This Agreement constitutes the complete agreement between the parties hereto and incorporates all prior discussions, agreements and representations made in regard to the matters set forth herein. This Agreement may not be amended, modified or changed except by a writing signed by the parties.

LENDER AND BORROWER KNOWINGLY, VOLUNTARILY AND INTENTIONALLY HEREBY WAIVE THE RIGHT TO A TRIAL BY JURY IN RESPECT OF ANY LITIGATION BASED UPON, OR ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS AGREEMENT AND ANY AGREEMENT CONTEMPLATED TO BE EXECUTED IN CONJUNCTION HERewith, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER ORAL OR WRITTEN) OR ACTIONS OF ANY OF THE PARTIES. THIS PROVISION IS A MATERIAL INDUCEMENT FOR THE LENDER ENTERING INTO THIS AGREEMENT.

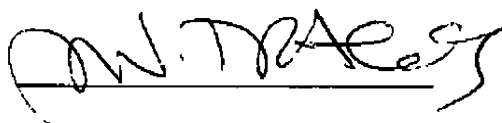
IN WITNESS WHEREOF, the parties have hereunto executed this Agreement as of the day and year above written.

Executed on April 29th, 2022, at Des Plaines, state of Illinois

Partnership Financial Credit Union

By: Elizabeth Wentland
Title:

BORROWER(S)



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Karen Tragos

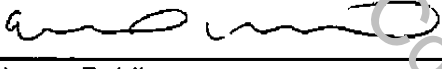
STATE OF Illinois

COUNTY OF COOK

I, Elizabeth Wentland, a Notary Public in and for said County and State of Illinois, do hereby certify that Peter Tragos, 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.

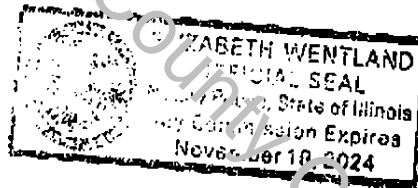
Given under my hand and Official Seal, this 29th day of April, 2022.

My Commission expires 11/10/2024.



(Notary Public)

NOTARIAL SEAL:



Notary Public, Cook County, Illinois
Clerk's Office

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2106 MIDDLEFORK RD NORTHFIELD, ILLINOIS 60093-1121

LOT 25 AND THAT PART OF LOT 24 LYING WEST OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID LOT 24, 97.75 FEET WEST OF THE SOUTH EAST CORNER OF SAID LOT FOR POINT OF BEGINNING, THENCE NORTH OF A A STRAIGHT LINE 295.18 FEET MORE OR LESS TO THE NORTHERLY LINE OF SAID LOT WHICH POINT IS 61.25 FEET NORTH WESTERLY OF THE NORTH EASTERLY CORNER OF SAID LOT AS MEASURED ON THE NORTHERLY LINE THEREOF IN SUNSET RIDGE ESTATES BEING A SUBDIVISION OF THE SOUTH EAST $\frac{1}{4}$ OF THE SOUTH WEST $\frac{1}{4}$ EXCEPT THE SOUTH 10 ACRES THEREOF TOGETHER WITH ALL THAT PART OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTH EAST $\frac{1}{4}$ LYING WEST OF THE CENTER LINE OF EAPP ROAD OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MAY 18, 1937 AS DOCUMENT 11998 IN COOK COUNTY ILLINOIS

PIN: 04-13-305-051-0000

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