

# UNOFFICIAL COPY

Doc#: 2333933379 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/05/2023 02:00 PM Pg: 1 of 8

This Document Prepared By:  
**LESLIE JERNIGAN**  
**MIDFIRST BANK, A FEDERALLY**  
**CHARTERED SAVINGS ASSOCIATION**  
**501 N.W. GRAND BLVD**  
**OKLAHOMA CITY, OK 73118**

When Recorded Mail To:  
**FIRST AMERICAN TITLE**  
**DTO REC., MAIL CODE: 4002**  
**4795 REGENT BLVD**  
**IRVING, TX 75063**

**Tax/Parcel #: 29-27-103-030-0000**

\_\_\_\_\_ [Space Above This Line for Recording Data] \_\_\_\_\_  
**Original Principal Amount: \$212,774.00**      **FHA\VA Case No.:1379606094702**  
**Unpaid Principal Amount: \$200,504.85**      **Loan No: (scan barcode)**  
**New Principal Amount: \$213,998.86**  
**New Money (Cap): \$13,494.01**

**Property Address: 17240S PARK AVE, SOUTH HOLLAND, ILLINOIS 60473**

## **LOAN MODIFICATION AGREEMENT (MORTGAGE)**



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This Loan Modification Agreement ("Agreement"), made this **27TH** day of **OCTOBER, 2023**, between **EMMANUEL GREEN** ("Borrower"), whose address is **17240S PARK AVE, SOUTH HOLLAND, ILLINOIS 60473** and **MIDFIRST BANK, A FEDERALLY CHARTERED SAVINGS ASSOCIATION** ("Lender"), whose address is **501 N.W. GRAND BLVD, OKLAHOMA CITY, OK 73118**, amends and supplements (1) the Mortgage, Deed of Trust or Security Deed (the "Security Instrument"), dated **FEBRUARY 1, 2019** and recorded on **FEBRUARY 21, 2019** in **INSTRUMENT NO. 190285146**, of the **OFFICIAL** Records of **COOK COUNTY, ILLINOIS**, and (2) the Note bearing the same date as, and secured by, the Security Instrument, which covers the real and personal property described in the Security Instrument and defined therein as the "Property", located at

**17240S PARK AVE, SOUTH HOLLAND, ILLINOIS 60473**  
(Property Address)

the real property described being set forth as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF:**

In consideration of the mutual promises and agreements exchanged, the parties hereto agree as follows (notwithstanding anything to the contrary contained in the Note or Security Instrument):

1. As of, **NOVEMBER 1, 2023** the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. **\$213,998.86**, consisting of the amount(s) loaned to Borrower by Lender, plus capitalized interest and other amounts capitalized, which is limited to escrows, and any legal fees and related foreclosure costs that may have been accrued for work completed, in the amount of U.S. **\$13,494.01**.
2. Borrower promises to pay the Unpaid Principal Balance, plus interest, to the order of Lender. Interest will be charged on the Unpaid Principal Balance at the yearly rate of **8.1250%**, from **NOVEMBER 1, 2023**. The Borrower promises to make monthly payments of principal and interest of U.S. **\$ 1,508.07**, beginning on the **1ST** day of **DECEMBER, 2023**, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. If on **NOVEMBER 1, 2063** (the "Maturity Date"), the Borrower still owes amounts under the Note and the Security Instrument, as amended by this Agreement, Borrower will pay these amounts in full on the Maturity Date.
3. 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 a beneficial interest in Borrower is sold or



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transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by the Security Instrument.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by the Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by the Security Instrument without further notice or demand on Borrower.

4. Borrower also will comply with all other covenants, agreements, and requirements of the Security Instrument, including without limitation, Borrower's covenants and agreements to make all payments of taxes, insurance premiums, assessments, escrow items, impounds, and all other payments that Borrower is obligated to make under the Security Instrument; however, the following terms and provisions are forever canceled, null and void, as of the date specified in paragraph No. 1 above:
  - (a) all terms and provisions of the Note and Security Instrument (if any) providing for, implementing, or relating to, any change or adjustment in the rate of interest payable under the Note, and
  - (b) all terms and provisions of any adjustable rate rider, or other instrument or document that is affixed to, wholly or partially incorporated into, or is part of, the Note or Security Instrument and that contains any such terms and provisions as those referred to in (a) above.
5. **If the Borrower has, since inception of this loan but prior to this Agreement, received a discharge in a Chapter 7 bankruptcy, and there having been no valid reaffirmation of the underlying debt, by entering into this Agreement, the Lender is not attempting to re-establish any personal liability for the underlying debt.**
6. Nothing in this Agreement shall be understood or construed to be a satisfaction or release in whole or in part of the Note and Security Instrument. Except as otherwise specifically provided in this Agreement, the Note and Security Instrument will remain unchanged, and Borrower and Lender will be bound by, and comply with, all of the terms and provisions thereof, as amended by this Agreement.
7. Borrower agrees to make and execute other documents or papers as may be necessary to effectuate the terms and conditions of this Agreement which, if approved and accepted by Lender, shall bind and inure to the heirs, executors, administrators, and assigns of the Borrower.



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In Witness Whereof, I have executed this Agreement.

Emmanuel Green  
Borrower: **EMMANUEL GREEN**

11/13/23  
Date

[Space Below This Line for Acknowledgments]

## BOROWER ACKNOWLEDGMENT

State of **ILLINOIS**

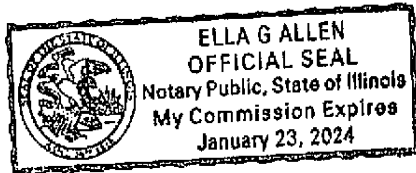
County of Cook

This instrument was acknowledged before me on November 13, 2023  
(date) by EMMANUEL GREEN (name/s of person/s acknowledged).

[Signature]  
Notary Public  
(Seal)

Printed Name: ELLA G. ALLEN


My Commission expires:  
01/23/2024



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In Witness Whereof, the Lender has executed this Agreement.

**MIDFIRST BANK, A FEDERALLY CHARTERED SAVINGS ASSOCIATION**

  
 By \_\_\_\_\_ (print name) NOV 22 2023 Date  
 Blake Hendley (title)  
 Vice President

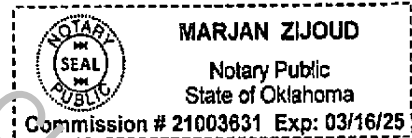
\_\_\_\_\_[Space Below This Line for Acknowledgments]\_\_\_\_\_

STATE OF Oklahoma  
 COUNTY OF Oklahoma

The instrument was acknowledged before me on NOV 22 2023 (date)  
 by Blake Hendley, as Vice President of  
**MIDFIRST BANK, A FEDERALLY CHARTERED SAVINGS ASSOCIATION.**

  
 Notary Public

Printed Name: Marjan Zijoud



My commission expires: MAR 16 2025

**THIS DOCUMENT WAS PREPARED BY:**  
**LESLIE JERNIGAN**  
**MIDFIRST BANK, A FEDERALLY CHARTERED SAVINGS ASSOCIATION**  
**501 N.W. GRAND BLVD**  
**OKLAHOMA CITY, OK 73118**



**UNOFFICIAL COPY****EXHIBIT A****BORROWER(S): EMMANUEL GREEN****LOAN NUMBER: (scan barcode)****LEGAL DESCRIPTION:****ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF COOK AND STATE OF ILLINOIS, BEING KNOWN AND DESIGNATED AS FOLLOWS:**

**THE EAST 250 FEET (EXCEPT THE NORTH 198 FEET THEREOF) OF LOT 7 EXCEPT THE SOUTH 825 FEET AND EXCEPT THAT PART TAKEN FOR TRI-STATE TOLLWAY AS CONDEMNED IN CASE NO. 57S4991 AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 27; THENCE NORTH ALONG THE EAST LINE THEREOF, A DISTANCE OF 825.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTHERLY ALONG THE LAST DESCRIBED LINE EXTENDED A DISTANCE OF 175.75 FEET TO A POINT; THENCE WESTERLY ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 21 MINUTES 29 SECONDS TO THE LEFT OF THE LAST DESCRIBED LINE EXTENDED A DISTANCE OF 45.64 FEET TO A POINT; THENCE SOUTHERLY ALONG A LINE FORMING AN ANGLE OF 88 DEGREES 25 MINUTES 12 SECONDS TO THE LEFT OF THE LAST DESCRIBED LINE EXTENDED A DISTANCE OF 152.40 FEET TO A POINT; THENCE WESTERLY ALONG A LINE FORMING AN ANGLE OF 87 DEGREES 17. MINUTES 58 SECONDS TO THE RIGHT OF THE LAST DESCRIBED LINE EXTENDED A DISTANCE OF 343.63 FEET TO A POINT; THENCE WESTERLY ALONG A LINE FORMING AN ANGLE OF 01 DEGREES 04 MINUTES 53 SECONDS TO THE RIGHT OF THE LAST DESCRIBED LINE EXTENDED, A DISTANCE OF 300.00 FEET TO A POINT; THENCE WESTERLY ALONG A LINE FORMING AN ANGLE OF 01 DEGREES 29 MINUTES 38 SECONDS TO THE RIGHT OF THE LAST DESCRIBED LINE EXTENDED A DISTANCE OF 212.19 FEET TO A POINT; THENCE SOUTHERLY ALONG A LINE FORMING AN ANGLE OF 92 DEGREES 00 MINUTES 18 SECONDS TO THE LEFT OF THE LAST DESCRIBED LINE EXTENDED, A DISTANCE OF 22.47 FEET TO A POINT; THENCE EASTERLY ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 29 MINUTES 20 SECONDS TO THE LEFT OF THE LAST DESCRIBED LINE EXTENDED A DISTANCE OF 909.25 FEET TO THE POINT OF BEGINNING, IN DALENBERG'S SUBDIVISION, IN SECTIONS 22 AND 27, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN. ACCORDING TO MAP OF SAID SUBDIVISION RECORDED**



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**AUGUST 23, 1890 AS DOCUMENT 1324212 IN BOOK 43 OF PLATS, PAGE 35, IN  
COOK COUNTY, ILLINOIS.**

**ALSO KNOWN AS: 17240S PARK AVE, SOUTH HOLLAND, ILLINOIS 60473**

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