

Illinois Anti-Predatory
Lending Database
Program

Doc#: 2411520168 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 4/24/2024 12:01 PM Pg: 1 of 5

Certificate of Exemption



Report Mortgage Fraud
844-768-1713

The property identified as: **PIN: 24-15-407-016-0000**

Address:

Street: 4033 W 109TH ST

Street line 2:

City: OAK LAWN

State: IL

ZIP Code: 60453

Lender: FIRST NATIONAL BANK OF OMAHA

Borrower: ANGEL ZAPATA AND TULIA ZAPATA

Loan / Mortgage Amount: \$123,761.23

This property is located within the program area and the transaction is exempt from the requirements of 765 ILCS 77/70 et seq. because the application was taken by an exempt entity or person.

Certificate number: C41D857E-6EFF-4D5D-8F2D-DEBEA59BAE33

Execution date: 8/8/2014

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Prepared by and return to: First National Bank of Omaha, Attn: David Lawhead, Stop 3100, 1620 Dodge St, Omaha, NE 68197

LOAN MODIFICATION AGREEMENT
(Providing for Fixed Interest Rate)

This Loan Modification Agreement ("Agreement"), made this 25th day of March, 2024, between Angel Zapata and Tulia Zapata, Husband and Wife, as not as joint tenants or tenants in common but as tenants by the entirety ("Borrower") and First National Bank of Omaha ("Lender"), amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") dated August 8, 2014 and recorded in Book or Liber _____, a page(s) _____, of the Recorder of Deeds Records
(Name of Records)

Cook County, Illinois and (2) the Note, bearing the same date as, and secured by, the
(County and State, or other Jurisdiction)
Security Instrument, which covers the real and personal property described in the Security Instrument and defined therein as the "Property", located at

4033 W. 109th St. Oak Lawn, IL 60453

(Property Address)

the real property described being set forth as follows:

LOT 2 IN BLOCK 1 OF RANCH MANOR THIRD ADDITION BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES ON NOVEMBER 13, 1952 AS DOCUMENT NO. 1432654, IN COOK COUNTY, ILLINOIS.

Parcel ID Number: 24-15-407-016-0000

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):

- As of May 1, 2024, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. \$ 123,761.23, consisting of the unpaid amount(s) loaned to Borrower by Lender plus any interest and other amounts capitalized.
- 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 4.125 %, from April 1, 2024. Borrower promises to make monthly payments of principal and interest of U.S. \$ 526.91, beginning on the 1st day of May, 2024, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. The yearly rate of 4.125 % will remain in effect until principal and interest are paid in full. If on April 1, 2064 (the "Maturity Date"), Borrower still owes

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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 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. Borrower understands and agrees that:
- (a) All the rights and remedies, stipulations, and conditions contained in the Security Instrument relating to default in the making of payments under the Security Instrument shall also apply to default in the making of the modified payments hereunder.
 - (b) All covenants, agreements, stipulations, and conditions in the Note and Security Instrument shall be and remain in full force and effect, except as herein modified, and none of the Borrower's obligations or liabilities under the Note and Security Instrument shall be diminished or released by any provisions hereof, nor shall this Agreement in any way impair, diminish, or affect any of Lender's rights under or remedies on the Note and Security Instrument whether such rights or remedies arise thereunder or by operation of law. Also, all rights of recourse to which Lender is presently entitled against any property or any other persons in any way obligated for, or liable on, the Note and Security Instrument are expressly reserved by Lender.
 - (c) 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.
 - (d) To the extent permitted by applicable law, Borrower shall have no right of set-off or counterclaim, or any defense to the obligations in the Note and Security Instrument.
 - (e) All costs and expenses incurred by Lender in connection with this Agreement, including recording fees, title examination, and attorney's fees, shall be paid by the Borrower and shall be secured by the Security Instrument, unless stipulated otherwise by Lender.
 - (f) Borrower agrees to make and execute such other documents or papers as may be necessary or required 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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(g) Borrower authorizes Lender, and Lender’s successors and assigns, to share Borrower information including, but not limited to (i) name, address, and telephone number, (ii) Social Security Number, (iii) credit score, (iv) income, (v) payment history, (vi) account balances and activity, including information about any modification or foreclosure relief programs, with Third Parties that can assist Lender and Borrower in obtaining a foreclosure prevention alternative, or otherwise provide support services related to Borrower’s loan. For purposes of this section, Third Parties include a counseling agency, state or local Housing Finance Agency or similar entity, any insurer, guarantor, or servicer that insures, guarantees, or services Borrower’s loan or any other mortgage loan secured by the Property on which Borrower is obligated, or to any companies that perform support services to them in connection with Borrower’s loan.

Borrower consents to being contacted by Lender or Third Parties concerning mortgage assistance relating to Borrower’s loan including the trial period plan to modify Borrower’s loan, at any telephone number, including mobile telephone number, or email address Borrower has provided to Lender or Third Parties.

By checking this box, Borrower also consents to being contacted by text messaging .

First National Bank of Omaha
-Lender

By: [Signature]
Michael Bentjen, Director

4-19-24
Date of Lender’s Signature

[Signature] (Seal)
Angel Zapata -Borrower

APR 08 2024
Date of Borrower’s Signature

[Signature] (Seal)
Angela Zapata -Borrower

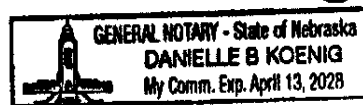
APR 08 2024
Date of Borrower’s Signature

_____[Space Below This Line For Acknowledgments]_____

STATE OF NEBRASKA)
)ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on 4/19/2024 by Michael Bentjen.

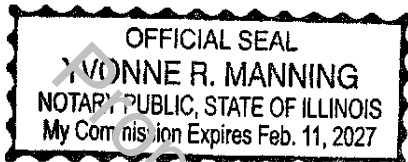
[Signature]
Notary Public



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STATE OF IL)
)ss.
COUNTY OF Cook)

The foregoing instrument was acknowledged before me on April 8, 2024 by Angel Zapata.



[Signature]
Notary Public

STATE OF IL)
)ss.
COUNTY OF Cook)

The foregoing instrument was acknowledged before me on April 8, 2024 by Tulia Zapata.



[Signature]
Notary Public