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THIS DOCUMENT PREPARED BY:

Partnership Financial Credit Union
5940 Lincoln Avenue
Morton Grove, IL 60053

Doc#: 2413024242 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 5/9/2024 10:34 AM Pg: 1 of 4

WHEN RECORDED MAIL TO:

Partnership Financial Credit Union
5940 Lincoln Avenue
Morton Grove, IL 60053

LOAN MODIFICATION

Borrower Name: Gary M. Ipsen and Pamela M. Ipsen, husband and wife, as joint tenants

Property Address: 220 Dato Drive, Streamwood, IL 60107

Property of Cook County Clerk's Office

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Prepared by:
PARTNERSHIP FINANCIAL CREDIT UNION
 5940 Lincoln Ave.
 Morton Grove, IL 60053

When Recorded return to:
PARTNERSHIP FINANCIAL CREDIT UNION
 5940 Lincoln Ave.
 Morton Grove, IL 60053

LOAN MODIFICATION

This Loan Modification, made this 29th day of April, 2024 between Gary M. Ipsen and Pamela M. Ipsen, husband and wife, as joint tenants (herein "Borrower") and PARTNERSHIP FINANCIAL CREDIT UNION, whose address is 220 Dato Drive, Streamwood, IL 60107 (herein "Lender"), amends and supplements the Mortgage dated May 17, 2023 (Exhibit A), filed and recorded by the Cook County Recorder of Deeds on July 3, 2023 as Document Number 2318433020 and the Note dated May 17, 2023, (Exhibit B) secured by the Mortgage.

WHEREAS, by virtue of the Mortgage Borrower mortgages, grants, and conveys to Lender the following described property located in Cook County, State of Illinois:

LOT 424 IN GLENBROOK UNIT NUMBER 6, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 220 Dato Drive, Streamwood, IL 60107

P.I.N. 06-13-308-039-0000

WHEREAS, as of April 29, 2024, the amount payable under the Note and Mortgage dated May 17, 2023 (the "Unpaid Balance Owed") is \$87,733.30, consisting of the outstanding principal amount loaned to Borrower by Lender

WHEREAS, Borrower and Lender, for mutual consideration, agree to modify the terms of the payments of said indebtedness:

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:


1. Payment Terms, referenced in Note, are hereby scheduled as follows:

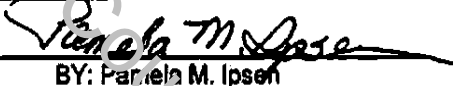
- | | | |
|-----|---|---------------------|
| a) | New Line of Credit Limit: | <u>\$145,000.00</u> |
| b.) | Introductory Rate/New Rate (through June 30, 2024): | <u>2.99%</u> |
| c) | Term: | <u>240</u> |
| f) | New Payment Due: | <u>\$368.22</u> |
| g) | Maturity Date: | <u>May 20, 2043</u> |

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2. Except as expressly modified herein, the Note, Mortgage, and all other documents, security, or actions, non-actions, or any position whatsoever of any party relating to indebtedness shall remain in full force and effect and not be prejudiced in any way by this Loan Modification.
3. If, on May 20, 2043 Borrower still owes amounts due under the Note dated May 17, 2023, Borrower will pay those amounts in full on that date, which is known as the Maturity Date.
4. 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 beneficial interest in Borrower is sold or transferred without the prior written consent of Lender, Lender may require immediate payment in full of all sums secured by the Mortgage referenced herein.
5. Nothing in this Loan Modification shall be understood or construed to be a satisfaction or release in whole or in part of the Note and/or Mortgage. Except as expressly modified herein, the Note, Mortgage, and all other documents, security, or actions, non-actions, or any position whatsoever of any party relating to indebtedness shall remain in full force and effect and not be prejudiced in anyway by this Loan Modification.
6. Any and all payments referenced in letter(s) b and e herein are not inclusive of funds required in escrow for any required tax and/or insurance payments. The amount for such escrow accounts, as referenced in letter c, is in addition to the agreed upon and amended amount aforementioned in letter(s) b and e. This amount may be subject to change based on increases by taxing authorities and insurance companies.
7. This Modification dated the April 20, 2024 supersedes and nullifies any Modifications, agreements or modifications previously executed and agreed upon by the individuals presently and previously being duly responsible for the execution of such documents and agreements.

EXECUTED THIS 29th DAY OF April, 2024.


 BY: Gary M. Ipsen
 (Borrower)


 BY: Pamela M. Ipsen
 (Borrower)


 BY:
 Chief Lending Officer
 Partnership Financial Credit Union

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STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, Susan Kalendr, a Notary Public in and for said County and State of ILLINOIS, do hereby certify that Gary M. and Pamela M. Ipsen, 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, 2024.

My Commission expires 2/6/2026

Susan Kalendr
(Notary Public)

NOTARIAL SEAL:

