

# UNOFFICIAL COPY

**RECORDATION REQUESTED BY:**

Banco Popular North America  
4801 W. Fullerton Avenue  
Chicago, IL 60639



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4938/0049 30 001 Page 1 of 4  
2000-07-26 11:31:59  
Cook County Recorder 27.50

**WHEN RECORDED MAIL TO:**

Banco Popular North America  
4801 W. Fullerton Avenue  
Chicago, IL 60639

*Shundra Broughton*

**SEND TAX NOTICES TO:**

Banco Popular North America  
4801 W. Fullerton Avenue  
Chicago, IL 60639

FOR RECORDER'S USE ONLY

*(Box 32)*

This Modification of Mortgage prepared by: Banco Popular North America  
4801 W. Fullerton Ave.  
Chicago, Illinois

*LN # 1707-0202*

## MODIFICATION OF MORTGAGE

\*Cosmopolitan Bank and Trust  
Successor Trustee to  
First Bank of Oak Park \*

THIS MODIFICATION OF MORTGAGE IS DATED JUNE 23, 2000, BETWEEN ~~Cosmopolitan Bank & Trust~~ <sup>and not personally</sup> as Successor Trustee ~~to First Bank of Oak Park, u/t/a dated September 17, 1990, a/k/a Trust No. 13245, as~~ Trustee (referred to below as "Grantor"), whose address is 301 North Clark Street, Chicago, IL 60610; and Banco Popular North America (referred to below as "Lender"), whose address is 4801 W. Fullerton Avenue, Chicago, IL 60639.

**MORTGAGE.** Grantor and Lender have entered into a mortgage dated October 30, 1998 (the "Mortgage") recorded in Cook County, State of Illinois as follows:

Mortgage dated October 30, 1998 and recorded November 6, 1998 in Cook County, Illinois as Document #08003133.

**REAL PROPERTY DESCRIPTION.** The Mortgage covers the following described real property (the "Real Property") located in Cook County, State of Illinois:

LOT 7 IN BLOCK 7 IN DEVON AND CICERO AVENUE ADDITION, BEING A SUBDIVISION OF THAT PART LYING WEST OF CICERO AVENUE OF LOTS 13 AND 14 ALSO THE NORTHEASTERLY 1/2 OF LOT 15 AND THE SOUTHEASTERLY 1/2 OF LOT 21 ALL IN THE SUBDIVISION OF BRONSON'S PART OF CALDWELL'S RESERVATION, IN TOWNSHIP 40 AND 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

The Real Property or its address is commonly known as 6315 N. LaCrosse Avenue, Chicago, IL 60638. The Real Property tax identification number is 13-04-226-007.

**MODIFICATION.** Grantor and Lender hereby modify the Mortgage as follows:

Effective June 23, 2000 the outstanding indebtedness on the existing Note is increased from \$210,000.00 to \$230,000.00. Therefore, all references in the loan documents to \$210,000.00 are hereby deleted and inserted in lieu thereof are corresponding references to \$230,000.00. All other terms and conditions will remain the same.

**CONTINUING VALIDITY.** Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Mortgage as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Mortgage (the "Note"). It is the intention of Lender to retain as liable all parties to the Mortgage and all parties, makers and endorsers to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be

released by virtue of this Modification. If any person who signed the original Mortgage does not sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions.

EACH GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE, AND EACH GRANTOR AGREES TO ITS TERMS.

GRANTOR:

\* ~~Cosmopolitan Bank & Trust as Successor Trustee~~ <sup>and not personally</sup> to First Bank of Oak Park, u/t/a dated September 17, 1990, a/k/a Trust No. 13245

\*\*\* For signatures, notaries and exculpatory provisions of the Trustee, see rider attached hereto which is expressly incorporated herein and made a part hereof.

By: \_\_\_\_\_  
Land Trust, Officer/AVP

LENDER: 00562748  
Banco Popular North America

By: *ETW Aguirre*  
Authorized Officer

CORPORATE ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ )

) ss

COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_, before me, the undersigned Notary Public, personally appeared Land Trustas Trustee, , Officer of Cosmopolitan Bank & Trust as Successor Trustee to First Bank of Oak Park, u/t/a dated September 17, 1990, a/k/a Trust No. 13245, and known to me to be an authorized agent of the corporation that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the corporation.

By \_\_\_\_\_ Residing at \_\_\_\_\_

Notary Public in and for the State of \_\_\_\_\_

My commission expires \_\_\_\_\_

**LENDER ACKNOWLEDGMENT**

00562748

STATE OF Illinois )

) ss

COUNTY OF Cook )

On this 29th day of June, 2000, before me, the undersigned Notary Public, personally appeared EVA AGUIRRE and known to me to be the VICE PRESIDENT, authorized agent for the Lender that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of the said Lender, duly authorized by the Lender through its board of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this said instrument and that the seal affixed is the corporate seal of said Lender.

By Maria Rosado Residing at Chicago, Illinois

Notary Public in and for the State of Illinois

My commission expires 11/18/00



Cook County Clerk's Office

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This Modification Agreement is executed by the Trustee, Cosmopolitan Bank and Trust, not personally but as Trustee as aforesaid, in the exercise of the power and authority conferred on and vested in it as such Trustee (and Cosmopolitan Bank and Trust possesses full power and authority to execute this instrument). Nothing herein or in the Note contained shall be construed as creating any Liability on Cosmopolitan Bank and Trust, as trustee as aforesaid, or on the Bank personally to pay the note or any interest that may accrue thereon, or any indebtedness accruing hereunder, or to perform any covenant either express or implied herein contained, all such liability, if any, being expressly waived by the holder of the note and by every person now or hereafter claiming any right or security thereunder and that so far as Cosmopolitan Bank and Trust as Trustee under the aforesaid Trust and its successors, and the bank are personally concerned, the holder of the note and the owners of any indebtedness accruing hereunder shall look solely to the Property for the payment thereof, by the foreclosure of the lien created in the Trust Deed/Mortgage, or to action to enforce the personal liability of the beneficiaries or to proceeding under the CABI, one or all, whether or not proceedings to foreclose the Mortgage have been instituted.

IN WITNESS WHEREOF, the Bank and the Trustee have caused this Modification Agreement to be executed by their respective duly authorized officers and beneficiaries have executed this Modification Agreement, all as of the day and year mentioned above.

COSMOPOLITAN BANK AND TRUST, AS TRUSTEE AS AFORESAID AND NOT PERSONALLY,

BY: [Signature]  
Vice President/Trust Officer

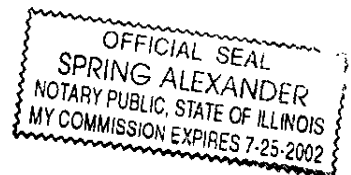
00552748

ATTEST: [Signature]  
Asst. Vice President/Trust Officer

STATE OF ILLINOIS  
SS  
COUNTY OF COOK

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named Gerald A. Wiel and Todd W. Cordell, of COSMOPOLITAN BANK AND TRUST, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President/Trust Officer and Trust Officer, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said COSMOPOLITAN BANK AND TRUST for the uses and purposes therein set forth, and the said Trust Officer then and there acknowledged that said Trust Officer as custodian of the corporate seal to be affixed to said instrument as said Trust Officer's own free and voluntary act and as the free and voluntary act of said COSMOPOLITAN BANK AND TRUST for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 10th day of July A.D., 2000.



[Signature]  
NOTARY PUBLIC

