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RECORDATION REQUESTED BY: STANDARD BANK AND TRUST CO. 7725 West 98TH STREET HICKORY HILLS, IL 60457



Doc#: 0402342024

Eugene "Gene" Moore Fee: \$32.00 Cook County Recorder of Deeds

Date: 01/23/2004 08:00 AM Pg: 1 of 5

WHEN RECORDED MAIL TO: STANDARD BANK AND TRUST CO. 7725 West 98TH STREET HICKORY HILLS, IL 60457

SEND TAX NOTICES TO: STANDARD BANK AND TRUST CO. 7725 West 9876 STREET

This Modification of Mortgage prepared by:

Sandra A. Kelly, Operations Officer STANDARD BANK AND TRUST CO.

THIS MODIFICATION OF MORTGAGE dated December 30, 2001, is made and executed between Standard Bank and Trust Company, not personally but as Trustee on behilf of Trust No. 16089 dated October 29, 1998, whose address is 7800 West 95th Street, Hickory Hills, IL 60457 (eferred to below as "Grantor") and STANDARD BANK AND TRUST CO., whose address is 7725 West 98TH CYRECT, HICKORY HILLS, IL 60457

MORTGAGE. Lender and Grantor have entered into a Mortgage dated November 23, 1998 (the "Mortgage") which

Mortgage and Assignment of Rents recorded as Document No. 99146161 and 99146162 on February 11,

REAL PROPERTY DESCRIPTION. The Mortgage covers the following described real property located in Cook

Lots 131 and 132 in Willis M. Hitt's Subdivision of the Northwest Quarter of the Southwest Quarter of Section

17, Township 37 North, Range 14, East of the Third Principal Meridian, and part of the Northeast Quarter of the Northeast Quarter of Section 18, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook

The Real Property or its address is commonly known as 10710-10718 S. Church Street, Chicago, IL 60643. The Real Property tax identification number is 25-17-300-020-0000 MODIFICATION. Lender and Grantor hereby modify the Mortgage as follows:

The interest rate on the principal balance remaining unpaid from time to time is being changed to 6.25% Fixed, per annum effective November 1, 2003. The principal balance of the Note on December 30, 2003 is being increased to \$275,000.00. Maturity and repayment have been modified as follows: Borrower will is being increased to \$2/5,000.00. Maturity and repayment have been modified as follows: Boltowel will pay this loan in 83 regular payments of \$2,371.52 each and one irregular last payment estimated at

OX 333 pm

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Loan No: 012144-6391

SSESSES THE THE ALL MANAGEMENT A DOUBLE OF THE PROPERTY OF THE PROPERTY AND ADMINISTRAL ASSESSMENT OF THE PROPERTY OF THE PROP \$180,586.57 due November 1, 2010 all as more fully set out in Change in Terms Agreement of the same date herewith incorporated by this reference and as set forth in the paragraph headed: Maturity Date

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain UNTINUING VALIDITY. Except as expressly mounted above, the terms of the original workage shall terhal unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their unchanged and in full force and effect and are legally valid. respective terms. Consent by Lender to this Modification does not waive Lender's right to require strict respective terms. Consent by Lender to this infoundation does not waive Lender's right to require struct performance of the Mortgage as changed above nor obligate Lender to make any future modifications. Nothing in periormance of the workgage as changed above nor obligate Lender to make any future modifications. Rothing 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, mortgage (the TNOTE). The intention of Lender to retain as flable all parties to the involved and all parties, unless a party is expressly released by makers and endorsers to the Note, including accommodation parties, unless a party is expressly released by lender in writing. makers and endorsers to the Note, including accommodation makers, shall not be released by virtue of this 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 (nat this Modification is given conditionally, based on the representation to Lender that signing below acknowledge macross widding allowing signing person consents to the changes and provisions of this Modification or otherwise will not be the non-signing person consense in the changes and provisions of this would also to all such subsequent released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent

MATURITY DATE EXTENSION AND PATE ADJUSTMENT. Unless Lender has declared Borrower in default MAIUMIT DATE EXTENSION AND PRIE AUJUSTMENT. Unless Lenger has declared borrower in defaul hereunder; (a) the final payment will be extended until November 1, 2018 and (b) Borrower will make a regular hereunder; (a) the final payment will be extended until November 1, 2018 and (c) and the state of the st mereunuer; (a) the final payment will be extended until November 1, 2010 and (b) bottower will make a regular monthly installment payment of \$2,371.52 to Lender on November 1, 2010 and (c) effective November 1, 2010 and (d) effective November 1, 2010 and (e) effective November 2, 2010 and (e) ef interest rate payable on the remaining outstanding principal balance of the Note shall be adjusted to equal Lender's then current announced interest rate for loans in a same or similar to the Loan evidenced by the Note. Upon then current announced interest rate for loans the same or similar to the Loan evidenced by the indicated over 8 years adjustment of the interest rate, the then outstanding principal balance of the Note shall be reamortized over 8 years adjustment of the interest rate, the then outstanding principal balance of the Note shall be reamortized over 8 years using the adjusted interest rate and shall be payable in monthly installments of principal and interest commencing December 1, 2010 and on the first day of each subseque it month through and including November 1, 2017 at which December 1, 2010 and on the first day of each subseque it month through and including principal balance of the time effective November 1, 2017 the interest rate payable on the remaining outstanding principal balance of the Note shall be adjusted to equal Lender's then current announced interest rate for loans the same or similar to the Note shall be adjusted to equal Lender's then current announced interest rate for loans the same of similar to the Loan evidenced by the Note. Upon adjustment of the interest rate, the then outstanding principal balance of the Loan evidenced by the Note. Upon adjustment of the interest rate, the then outstanding principal balance of the Note shall be reamortized over 1 year using the adjusted interest rate and shall be payable in monthly installments. Note snall be reamonized over 1 year using the adjusted interest rate and snall be payable in monthly installments of principal and interest commencing. December 1, 2018 and on the first day of each subsequent month through on principal and interest commencing pecember 1, 2010 and on the institution day of each subsequent month through and including November 1, 20 18 at which time the remaining principal briance and interest shall be due in full.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED Office

DECEMBER 30, 2003.

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MODIFICATION OF MORTGAGE

Loan No: 012144-6391

(Continued)

GRANTOR:

TRUST NO. 16089

STANDARD BANK AND TRUST COMPANY, not personally but as Trustee under that certain trust agreement dated 10-29-1998 and known as Trust

Authorized Signer for Standard Bank and Trust Company

Authorized Signer for Standard Bank and Trust Company, A.T.O.

LENDER:

Of County Clark's Office

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MODIFICATION OF MORTGAGE (Continued)

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Loan No: 012144-6391 TRUST ACKNOWLEDGMENT) STATE OF ILLINOIS) SS) COUNTY OF _ COOK 2004 before me, the undersigned Notary Public, personally appeared Patricia Ralphson, T.O. and Donna Diviero, A.T.O. , and known to me to be (an) authorized rustee(s) or agent(s) of the trust that executed the Modification of Mortgage On this _2nd and acknowledged the Modification to by the free and voluntary act and deed of the trust, by authority set forth in the trust documents or, by authority of statute, for the uses and purposes therein mentioned, and on oath stated that the or she/they is/are authorized to execute this Modification and in fact executed the Modification on behalf of the _Residing-et trust. My Ci. Kissel "OFFICIAL SEAL" MA TY A. KISSEL Notary Public State of Illinois Notary Public in and for the State of My Commission Lxpires Dec. 06, 2006 My Clart's Office My commission expires

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UNDEFICAL CO MODIFICATION OF MORTGAGE (Continued)

Loan No: 012144-6391

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	LENDER ACKN	NOWLEDGMENT
Lenger michael at Al	day of January The January Th	before me, the undersigned Notary and known to me to be the and act and deed of the said Lender, duly authorized by the ses and purposes therein mentioned, and on oath stated at and that the seal affixed is the corporate seal of said Residing at
My commission expires	"OFFICIAL SI AI" Cynthia Novosel Notary Public, State of Illinois My Commission Expires Mar. 27, 2964	O _U
UASER PRO Lending, Ver. 5 22 00 (503 Copv. Harland Finencial Solutione, Inc. 1987, 2003. All Rights Rese	BRYVELL - II. FNAPPSICEF (IMSCALPLIGZO).FC TR-4785 PR-20