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RECORDATION REQUESTED BY:

BANCO POPULAR NORTH AMERICA
Rosemont Headquarters
9600 W. Bryn Mawr
Rosemont, IL 60018



Doc#: 0421750019
Eugene "Gene" Moore Fee: \$30.50
Cook County Recorder of Deeds
Date: 08/04/2004 07:39 AM Pg: 1 of 4

WHEN RECORDED MAIL TO:

BANCO POPULAR NORTH AMERICA
Rosemont Headquarters
9600 W. Bryn Mawr
Rosemont, IL 60018

SEND TAX NOTICES TO:

BANCO POPULAR NORTH AMERICA
Rosemont Headquarters
9600 W. Bryn Mawr
Rosemont, IL 60018

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

Ln#10001875-9001
BANCO POPULAR NORTH AMERICA
9600 W. Bryn Mawr
Rosemont, IL 60018

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated May 18, 2004, is made and executed between Maria A. Reyes, a single person, whose address is 1227 South Lombard Ave., Cicero, IL 60804 (referred to below as "Grantor") and BANCO POPULAR NORTH AMERICA, whose address is 9600 W. Bryn Mawr, Rosemont, IL 60018 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated November 9, 1993 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Mortgage and Assignment of Rents dated October 15, 1998 and recorded November 09, 1998 in Cook County Recorder of Deeds as Document No. 08008712 and 08008713.

REAL PROPERTY DESCRIPTION. The Mortgage covers the following described real property located in Cook County, State of Illinois:

THE EAST 25 FEET OF THE NORTH 125 FEET OF THE WEST 77.80 FEET OF LOT 2 IN BLOCK 3 IN MANDELL AND HYMAN'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 6013 W. Roosevelt Road, Cicero, IL 60804. The Real Property tax identification number is 16-20-106-008-0000

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

Effective May 18, 2004, the outstanding indebtedness on the existing Note is increased from \$76,740.19 to \$93,000.00. Therefore all references in the loan documents to \$76,740.19 are hereby deleted and

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5-24
KW

UNOFFICIAL COPY**MODIFICATION OF MORTGAGE
(Continued)**

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inserted in lieu thereof are corresponding references to \$93,000.00. This Note is being modified as follows: change the interest rate from a fixed rate of 6.75% to a fixed rate of 6.25% effective May 14, 2004; change the monthly principal and interest payment from \$752.65 to \$799.74 plus escrow effective with the payment due June 01, 2004 and extend the maturity date from December 01, 2007 to May 01, 2009. All other terms and conditions 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 and are legally valid, binding, and enforceable in accordance with their respective terms. 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 endorser 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.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED MAY 18, 2004.

GRANTOR:

X *Maria A. Reyes*
Maria A. Reyes

LENDER:

BANCO POPULAR NORTH AMERICA

X *[Signature]*
Authorized Signer

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MODIFICATION OF MORTGAGE (Continued)

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INDIVIDUAL ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

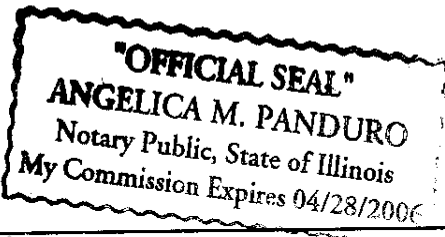
On this day before me, the undersigned Notary Public, personally appeared **Maria A. Reyes**, to me known to be the individual described in and who executed the Modification of Mortgage, and acknowledged that he or she signed the Modification as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 18th day of May, 2004.

By Angelica Panduro Residing at 6041 W. Cermak Rd. Cicero, IL

Notary Public in and for the State of Illinois

My commission expires April 28, 2006



LENDER ACKNOWLEDGMENT

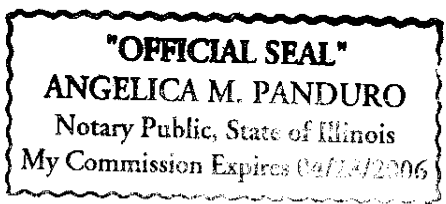
STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

On this 18th day of May, 2004 before me, the undersigned Notary Public, personally appeared _____ and known to me to be the _____, 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 Angelica Panduro Residing at 6041 W. Cermak Rd Cicero, IL

Notary Public in and for the State of Illinois

My commission expires April 28, 2006



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MODIFICATION OF MORTGAGE (Continued)

Loan No: 9001

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