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HE #24054224CTC



Doc#: 0430033187
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 10/26/2004 11:05 AM Pg: 1 of 4

WHEN RECORDED MAIL TO:

Northview Bank & Trust
Northfield
245 Waukegan Road
Northfield, IL 60093

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

Northview Bank & Trust
245 Waukegan Road
Northfield, IL 60093

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated July 15, 2004, is made and executed between John T. Fenner, A Single Person (referred to below as "Grantor") and Northview Bank & Trust, whose address is 245 Waukegan Road, Northfield, IL 60093 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated July 15, 1999 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded 07/16/99 as Document Number 99680206 and an Assignment of Rents dated 07/15/99
Recorded 07/16/99 as Document Number 99680207.

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

LOT 25 IN MILLER SUBDIVISION OF BLOCKS 5 AND 6 OF EDSON SUBDIVISION OF THE SOUTH 3/4 OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH A PART OF LOT 12 OF LAFLIN SMITH DYER'S SUBDIVISION OF THE NORTHEAST 1/4 OF SAID SECTION 20, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 3707 N. Southport, Chicago, IL 60613. The Real Property tax identification number is 14-20-115-012

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

The Maturity Date of this Mortgage is hereby Deleted.

The total of all indebtedness so secured is decreased to and shall not exceed Four Hundred Eighteen One Hundred Fifty and .15/1000 Dollars (\$418,150.15)

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

BOX 333-CTT

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 1837168001

Page 2

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.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED JULY 15, 2004.

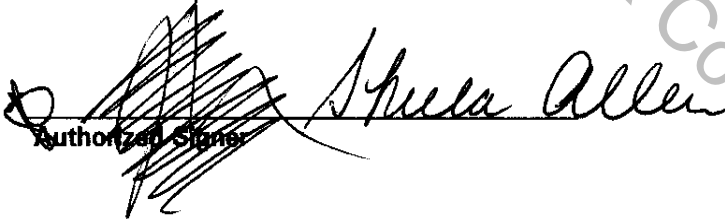
GRANTOR:



John T. Fenner

LENDER:

NORTHVIEW BANK & TRUST



Authorized Signer

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MODIFICATION OF MORTGAGE

(Continued)

Loan No: 1837168001

Page 3

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Illinois)
)
) SS
 COUNTY OF Cook)

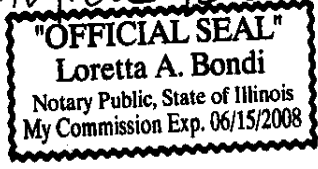
On this day before me, the undersigned Notary Public, personally appeared **John T. Fenner**, to me known to be the individual described in and who executed the Modification of Mortgage, and acknowledged that he or she signed the Modification as his or her free and voluntary act and deed, for the uses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

Given under my hand and official seal this 15th day of September, 2004.

By Loretta A. Bondi Residing at 245 Waukegan Road

Notary Public in and for the State of Illinois Northfield, IL 60093

My commission expires 6-15-08



LENDER ACKNOWLEDGMENT

STATE OF Illinois)
)
) SS
 COUNTY OF Cook)

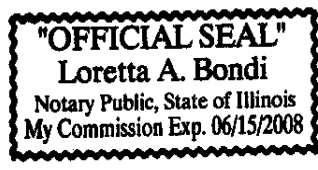
On this 15th day of September, 2004 before me, the undersigned Notary Public, personally appeared Sherril Allen and known to me to be the VP

, 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 Loretta A. Bondi Residing at 245 Waukegan Road

Notary Public in and for the State of Illinois Northfield, IL 60093

My commission expires 6-15-08



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MODIFICATION OF MORTGAGE (Continued)

Loan No: 1837168001

Page 4

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