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HICKORY HILLS, IL 60457

Doc#: 0516702249
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 06/16/2005 02:08 PM Pg: 1 of 4

WHEN RECORDED MAIL TO:
STANDARD BANK AND
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7800 W. 95TH STREET
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SEND TAX NOTICES TO:
STANDARD BANK AND
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7800 W. 95TH STREET
HICKORY HILLS, IL 60457

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

Toni Plotke, Administrative Assistant
STANDARD BANK AND TRUST COMPANY
7800 West 95th Street
Hickory Hills, IL 60457

Don 102

MODIFICATION OF MORTGAGE

COOK COUNTY TITLE
SERVICES, INC.
5167-0011

THIS MODIFICATION OF MORTGAGE dated June 9, 2005, is made and executed between Alex Adams, whose address is 10709 Avenue E, Chicago, IL 60617 and Carol Adams, whose address is 10709 Avenue E, Chicago, IL 60617 (referred to below as "Grantor") and STANDARD BANK AND TRUST CO., whose address is 7800 W. 95TH STREET, HICKORY HILLS, IL 60457 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated September 27, 2004 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Mortgage and Assignment of Rents recorded November 10, 2004 as Document Numbers 0431520176 and 0431520177 in Cook County Recorder of Deeds.

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

THAT PART OF LOTS 9 TO 17 INCLUSIVE AND THE 20 FOOT VACATED ALLEY EAST AND ADJOINING SAID LOTS 10 TO 17 IN BLOCK 32 IN NOTRE DAME ADDITION TO SOUTH CHICAGO, A SUBDIVISION OF THE SOUTH THREE-QUARTERS OF FRACTIONAL SECTION 7, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF SAID 20 FOOT VACATED ALLEY A DISTANCE OF 106 FEET 4 INCHES NORTH OF THE SOUTH LINE OF LOT 21 EXTENDED EAST (BEING A POINT OF INTERSECTION OF THE SOUTH LINE OF THE ONE STORY BRICK BUILDING EXTENDING EAST TO THE EAST LINE OF THE SAID VACATED ALLEY); THENCE WESTERLY ALONG THE SOUTH LINE OF SAID ONE STORY BRICK BUILDING AND EXTENDED EAST TO THE 20 FOOT ALLEY A DISTANCE OF 76.00 FEET TO THE SOUTHWESTERN CORNER OF SAID BRICK BUILDING; THENCE NORTH ALONG THE WEST LINE OF SAID ONE STORY BRICK BUILDING A DISTANCE OF 61 FEET 8 INCHES TO THE NORTHWESTERLY CORNER OF SAID BRICK BUILDING; THENCE EAST ALONG THE NORTH LINE OF SAID ONE STORY BRICK BUILDING TO ITS INTERSECTION WITH THE WEST LINE OF AN ADJOINING

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CONCRETE BLOCK BUILDING; NORTH ALONG THE WEST LINE OF SAID CONCRETE BLOCK BUILDING A DISTANCE OF 38 FEET 10 INCHES TO A CORNER OF SAID CONCRETE BLOCK BUILDING EXTENDING WEST; THENCE WESTERLY ALONG THE SOUTHERN LINE OF SAID CONCRETE BLOCK BUILDING, A DISTANCE OF 25 FEET 9 INCHES TO ANOTHER CORNER OF SAID CONCRETE BLOCK BUILDING; THENCE NORTH ALONG THE WEST LINE OF SAID PORTION OF SAID CONCRETE BLOCK BUILDING A DISTANCE 24 FEET 9 INCHES TO ANOTHER CORNER OF SAID BUILDING (WHICH IS ALSO A CORNER OF A ONE STORY BRICK BUILDING); THENCE WESTERLY ALONG SAID SOUTH LINE OF SAID ONE STORY BRICK BUILDING A DISTANCE OF 44 FEET 10 INCHES TO THE SOUTHWEST CORNER OF SAID ONE STORY BRICK BUILDING; THENCE NORTH 16 FEET 3 INCHES TO THE NORTHWEST CORNER, BEING THE NORTH LINE OF SAID ONE STORY BRICK BUILDING; THENCE WESTERLY ALONG THE NORTH LINE OF SAID ONE STORY BRICK BUILDING EXTENDED A DISTANCE OF 46 FEET 10 INCHES TO THE WEST LINE OF LOT 12 AFORESAID; THENCE ALONG THE WEST LINE OF SAID LOTS 12, 11, 10 AND 9 NORTH OF 0 DEGREES 0 MINUTES 0 SECONDS EAST A DISTANCE OF 61.09 FEET; THENCE SOUTH 73 DEGREES 13 MINUTES 5 SECONDS EAST A DISTANCE OF 26.11 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 9; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 9 AND THE SOUTHERLY LINE OF LOT 9 EXTENDED EASTERLY TO THE EAST LINE OF SAID 20 FOOT VACATED ALLEY SOUTH 89 DEGREES 32 MINUTES 19 SECONDS EAST A DISTANCE OF 168.16 FEET; THENCE SOUTH ALONG THE EAST LINE OF THE VACATED ALLEY TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 10325 South Torrence Avenue, Chicago, IL 60617. The Real Property tax identification number is 26-07-303-003

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

The interest rate on the principal balance of the Note remaining unpaid from time to time will remain at a fixed rate of 7.00%. Repayment and maturity date have been modified as follows: Borrower will pay this loan in 29 regular payments of \$1,250.00 each and one irregular payment estimated at 902.69 due December 5, 2005 as more fully set out in a Change in Terms Agreement of the same date herewith incorporated by this reference and set forth in the paragraph headed Payment.

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 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 JUNE 9, 2005.

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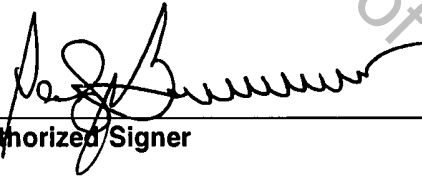
GRANTOR:

X 
Alex Adams

X 
Carol Adams

LENDER:

STANDARD BANK AND TRUST CO.

X 
Authorized Signer

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Illinois)

) SS

COUNTY OF Cook)

On this day before me, the undersigned Notary Public, personally appeared **Alex Adams and Carol Adams**, to me known to be the individuals described in and who executed the Modification of Mortgage, and acknowledged that they signed the Modification as their free and voluntary act and deed, for the uses and purposes therein mentioned.

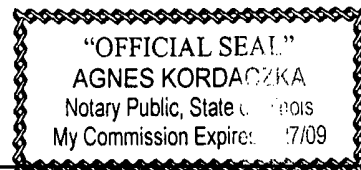
Given under my hand and official seal this 9th day of June, 20 05

By 

Residing at Homer Glen, IL

Notary Public in and for the State of Illinois

My commission expires 1-27-09



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MODIFICATION OF MORTGAGE

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LENDER ACKNOWLEDGMENT

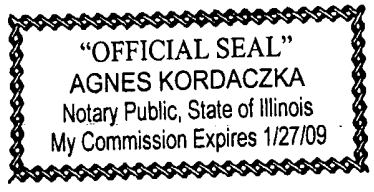
STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 9th day of June, 2005 before me, the undersigned Notary Public, personally appeared Paul J. Beneturski and known to me to be the lender, 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 Agnes Kordaczka Residing at Homer Glen, IL

Notary Public in and for the State of Illinois

My commission expires 1-27-09



Cook County Clerk's Office