

# UNOFFICIAL COPY

**RECORDATION REQUESTED BY:**

State Bank of Countryside  
6734 Joliet Road  
Countryside, IL 60525



Doc#: 0607233116 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/13/2006 09:37 AM Pg: 1 of 3

**WHEN RECORDED MAIL TO:**

State Bank of Countryside  
6734 Joliet Road  
Countryside, IL 60525

**SEND TAX NOTICES TO:**

GUILLERMO TELLEZ  
8961 S. 87TH AVENUE  
HICKORY HILLS, IL 60457

FOR RECORDER'S USE ONLY

H25068824

**This Modification of Mortgage prepared by:**

HEATHER LEWIS  
State Bank of Countryside  
6734 Joliet Road  
Countryside, IL 60525

## MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated February 23, 2006, is made and executed between GUILLERMO TELLEZ, A MARRIED PERSON (referred to below as "Grantor") and State Bank of Countryside, whose address is 6734 Joliet Road, Countryside, IL 60525 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated February 21, 2006 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

**MORTGAGE DATED MARCH 15, 2005 AND RECORDED AS DOCUMENT NO. 0508933114.**

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

THE SOUTH 1/2 OF LOT 2 AND ALL OF LOT 3 IN BLOCK 4 IN FREDERICK H. BARTLETT'S GREATER 79TH STREET SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, ALSO THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 7804 LOTUS AVE., BURBANK, IL 60459. The Real Property tax identification number is 19-28-328-017-0000 AND 19-28-328-037-0000.

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

**INCREASE PRINCIPAL TO \$345,000 (\$50,889 NEW MONEY) AND EXTEND MATURITY DATE TO JUNE 30, 2006.**

**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

BOX 334 CTI

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## MODIFICATION OF MORTGAGE

(Continued)

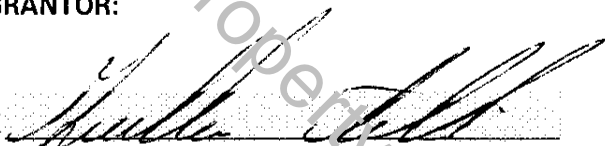
Loan No: 925040099-1

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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.

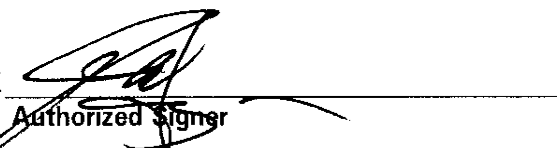
**GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED FEBRUARY 23, 2006.**

GRANTOR:

X   
GUILLERMO TELLEZ

LENDER:

STATE BANK OF COUNTRYSIDE

X   
Authorized Signer

Property of Cook County Clerk's Office

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## MODIFICATION OF MORTGAGE (Continued)

Loan No: 925040099-1

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### INDIVIDUAL ACKNOWLEDGMENT

STATE OF Illinois )  
 ) SS  
 COUNTY OF Kendall )

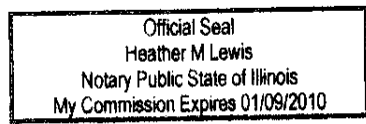
On this day before me, the undersigned Notary Public, personally appeared **GUILLERMO TELLEZ**, to me known to be the individual described in and who executed the Modification of Mortgage, and acknowledged that he or she signed the Modification as his or her free and voluntary act and deed, for the uses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

Given under my hand and official seal this 23<sup>rd</sup> day of February, 2006.

By [Signature] Residing at Aurora

Notary Public in and for the State of Illinois

My commission expires 1/9/10



### LENDER ACKNOWLEDGMENT

STATE OF Illinois )  
 ) SS  
 COUNTY OF Kendall )

On this 23<sup>rd</sup> day of February, 2006 before me, the undersigned Notary Public, personally appeared Jose D. Pardo and known to me to be the Commercial Loan Officer, 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 [Signature] Residing at Aurora

Notary Public in and for the State of Illinois

My commission expires 1/9/10

