

UNOFFICIAL COPY



WHEN RECORDED MAIL TO:

JPMorgan Chase Bank, N.A.
Retail Loan Servicing
KY2-1606
P.O. Box 11606
Lexington, KY 40576-1606

Doc#: 0633247091 Fee: \$32.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/28/2006 10:32 AM Pg: 1 of 5



391336173
TEAGUES, LINNIE
MODIFICATION AGREEMENT

00414511586458

FOR RECORDER'S USE ONLY

This Modification Agreement prepared by:

DEANNA BOWMAN, PROCESSOR
1820 E SKY HARBOR CIRCLE SOUTH
PHOENIX, AZ 85034

00414511586458

MODIFICATION AGREEMENT

THIS MODIFICATION AGREEMENT dated September 7, 2006, is made and executed between LINNIE L TEAGUES, whose address is 4220 GREENBRIER LN, RICHTON PARK, IL 60471 (referred to below as "Borrower"), LINNIE L TEAGUES, AN UNMARRIED PERSON, whose address is 4220 GREENBRIER LN, RICHTON PARK, IL 60471 (referred to below as "Grantor"), and JPMORGAN CHASE BANK, N.A. (referred to below as "Lender").

RECITALS

Lender has extended credit to Borrower pursuant to a Home Equity Line of Credit Agreement and Disclosure Statement dated **December 18, 2004**, (the "Equity Line Agreement"). The debt evidenced by the Equity Line Agreement is secured by a Mortgage/Deed of Trust/Security Deed dated **December 18, 2004** and recorded on **January 10, 2005** in Recording/Instrument Number **0501017258**, in the office of the County Clerk of **COOK, Illinois** (the "Mortgage").

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

LOT 115 IN RICHTON HILLS 1ST ADDITION A PART OF SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, THE PLAT THEREOF WHICH WAS RECORDED SEPTEMBER 14, 1967, IN PLAT BOOK 745, PAGE 4 IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, DOCUMENT 20260383, IN COOK COUNTY, ILLINOIS. 31-27-410-008-0000.

The Real Property or its address is commonly known as 4220 GREENBRIER LN, RICHTON PARK, IL 60471. The Real Property tax identification number is 31-27-410-008-0000.

57
P-5
4
m
JHC

UNOFFICIAL COPY**MODIFICATION AGREEMENT**

Loan No: 00414511586458

(Continued)

NOW, THEREFORE, for valuable consideration, receipt of which is hereby acknowledged, Borrower, Grantor/Trustor and Lender hereby agree as follows:

The Equity Line Agreement is hereby amended to change the amount of credit available to Borrower ("Credit Limit") to **\$28,000.00**. The Mortgage is hereby amended to state that the total amount secured by the Mortgage shall not exceed **\$28,000.00** at any one time.

As of **September 7, 2006** the margin used to determine the interest rate on the outstanding unpaid principal amount due under the Equity Line Agreement shall be **2.76%**.

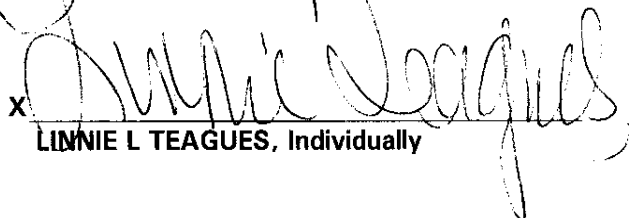
CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by Lender to this Modification does not waive Lender's right 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, novation or partial release of the Equity Line Agreement secured by the Mortgage. It is the intention of Lender to retain as liable all parties to the Mortgage and all parties, makers and endorsers to the Credit Line Agreement, 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.

IDENTITY OF ORIGINAL LENDER. Unless Lender or a predecessor in interest purchased the Borrower's Equity Line Agreement from an unaffiliated third party, the original Equity Line Agreement was entered into by and between Borrower and one of the following named lenders: JPMorgan Chase Bank, N.A.; JPMorgan Chase Bank; Chase Manhattan Bank USA, N.A. (now known as Chase Bank USA, N.A.); The Chase Manhattan Bank; The Chase Manhattan Bank, N.A., Chemical Bank; Chemical Bank, N.A.; Bank One, N.A.; Bank One, Arizona, N.A.; Bank One, Colorado, N.A.; Bank One, Illinois, N.A.; Bank One, Indiana, N.A.; Bank One, Kentucky, N.A.; Bank One, Louisiana, N.A.; Bank One, Oklahoma, N.A.; Bank One, Utah, N.A.; Bank One, West Virginia, N.A.; Bank One, Wisconsin, N.A.; or Bank One, Wheeling-Steubenville, N.A. JPMorgan Chase Bank, N.A. was formerly known as JPMorgan Chase Bank, The Chase Manhattan Bank and Chemical Bank. JPMorgan Chase Bank, N.A. is successor by merger to all the "Bank One" entities as well as The Chase Manhattan Bank, N.A. Chase Bank USA, N.A. is successor by merger to Chemical Bank, N.A. JPMorgan Chase Bank, N.A. also acquired certain Equity Line assets from Chase Bank USA, N.A. In any event, JPMorgan Chase Bank, N.A. is the owner of the Borrower's Equity Line Agreement and is authorized to enter into this Modification Agreement.

APPLICABLE LAW. Except to the extent that federal law shall be controlling, Borrower's rights, Lender's rights, and the terms of Borrower's Credit Line Agreement, as changed by this Modification Agreement, shall be governed by Ohio law. For purposes of allowable interest charges, 12 U.S.C. Section 85 incorporates Ohio law.

BORROWER AND GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION AGREEMENT AND BORROWER AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION AGREEMENT IS DATED SEPTEMBER 7, 2006.

BORROWER:

x 
 LINNIE L TEAGUES, Individually

UNOFFICIAL COPY

MODIFICATION AGREEMENT

Loan No: 00414511586458

(Continued)

GRANTOR:

X *Linnie Teagues*
 LINNIE L TEAGUES, Individually

LENDER: JPMorgan Chase Bank, NA

X *Jeff French*
 Authorized Signer JEFF FRENCH

INDIVIDUAL ACKNOWLEDGMENT

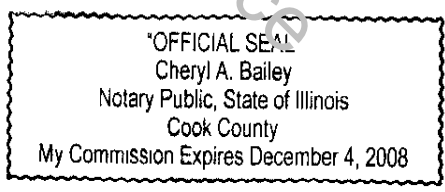
STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this day before me, the undersigned Notary Public, personally appeared **LINNIE L TEAGUES**, to me known to be the individual described in and who executed the Modification Agreement, 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 6th day of September, 2006.

By *Cheryl A. Bailey*
 Notary Public in and for the State of IL
 My commission expires 12-4-08

Residing at 202 Forest Blvd



UNOFFICIAL COPY

MODIFICATION AGREEMENT

Loan No: 00414511586458

(Continued)

INDIVIDUAL ACKNOWLEDGMENT

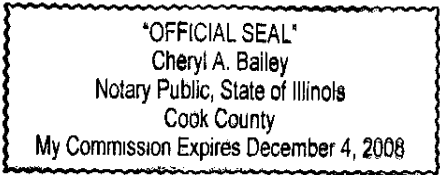
STATE OF Illinois)
)
) SS
 COUNTY OF Cook)

On this day before me, the undersigned Notary Public, personally appeared **LINNIE L TEAGUES**, to me known to be the individual described in and who executed the Modification Agreement, 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 6th day of September, 2006.

By *Cheryl A. Bailey* Residing at 202 Forest Blvd
 Notary Public in and for the State of IL

My commission expires 12-4-08



Property of Cook County Clerk's Office

UNOFFICIAL COPY

MODIFICATION AGREEMENT

Loan No: 00414511586458

(Continued)

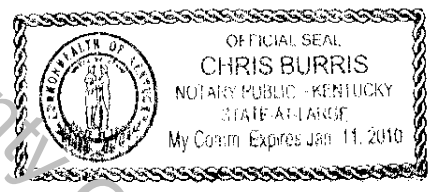
LENDER ACKNOWLEDGMENT

STATE OF Kentucky)
) SS
 COUNTY OF Fayette)

On this 27th day of September, 2006 before me, the undersigned Notary Public, personally appeared Jeff Franch 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.

By Chris Burris Residing at Fayette Co.
 Notary Public in and for the State of KY

My commission expires 1-11-2010



PROPERTY OF COOK COUNTY CLERK'S OFFICE