

# UNOFFICIAL COPY

**RECORDATION REQUESTED BY:**

Standard Bank and Trust  
Company  
7800 West 95th Street  
Hickory Hills, IL 60457



Doc#: 0809346173 Fee: \$42.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/02/2008 12:03 PM Pg: 1 of 4

**WHEN RECORDED MAIL TO:**

Standard Bank and Trust  
Company  
7800 West 95th Street  
Hickory Hills, IL 60457

**SEND TAX NOTICES TO:**

Standard Bank and Trust  
Company  
7800 West 95th Street  
Hickory Hills, IL 60457

FOR RECORDER'S USE ONLY

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**This Modification of Mortgage prepared by:**

Lisa Ryan, Commercial Loan Closer  
Standard Bank and Trust Company  
7800 West 95th Street  
Hickory Hills, IL 60457

## MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated February 1, 2008, is made and executed between Standard Bank and Trust Company, not personally but as Trustee on behalf of Trust No. 17574 dated January 14, 2003, whose address is 7800 West 95th Street, Hickory Hill, IL 60457 (referred to below as "Grantor") and Standard Bank and Trust Company, whose address is 7800 West 95th Street, Hickory Hills, IL 60457 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated January 28, 2003 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

A Mortgage and Assignment of Rents recorded February 18, 2003 as Document Nos. 0030222359 and 0030222360 in the Office of the Recorder of Cook County, Illinois.

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

UNIT NUMBER 7635 IN BRIDGEVIEW INDUSTRIAL CONDOMINIUMS, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 3 AND 4 IN SCHAFF'S INDUSTRIAL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM MADE BY THE FIRST NATIONAL BANK OF EVERGREEN PARK, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 10, 1986 KNOWN AS TRUST NUMBER 9391, AND RECORDED MAY 6, 1988 AS DOCUMENT 88195005 AS AMENDED, TOGETHER WITH ITS; UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

The Real Property or its address is commonly known as 7635 West 100th Place, Bridgeview, IL 60455. The Real Property tax identification number is 23-12-400-039-1009.

**UNOFFICIAL COPY****MODIFICATION OF MORTGAGE**

Loan No: 144-9300

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

The principal balance of the Note is increased to \$145,264.45 effective February 1, 2008. Repayment and maturity date have been modified as follows: Borrower will pay this loan in 59 regular payments of \$1,618.90 each and one irregular last payment estimated at \$85,203.66 due February 1, 2013 all as more fully set out in a Change in Terms Agreement of the same date herewith incorporated by this reference and as set forth in the paragraph headed: Maturity Date Extension and Rate Adjustment.

**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.

**MATURITY DATE EXTENSION AND RATE ADJUSTMEN.** Notwithstanding the final payment date set forth in the Payment section of the Note, unless Lender has declared the entire unpaid principal balance under the Note and all unpaid interest immediately due as a result of an Event of Default prior to such final date: (a) the final payment will be extended until February 1, 2018 and (b) Borrower will make a regular monthly installment payment of \$1,618.90 to Lender on February 1, 2013 and (c) effective February 1, 2013 the interest rate payable on the remaining outstanding principal balance of the Note shall be adjusted to equal the Weekly Average Yield on The United States Treasury Securities, Adjusted to a Constant Maturity of (5) Five Years, plus a margin of 2.750 percentage points. Upon adjustment of the interest rate, the then outstanding principal balance of the Note shall be reamortized over 5 years using the adjusted interest rate and shall be payable in monthly installments of principal and interest commencing March 1, 2013 and on the first day of each subsequent monthly through and including February 1, 2013 at which time the remaining principal balance and interest shall be due in full.

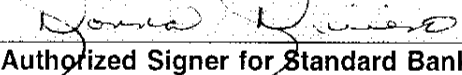
**GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED FEBRUARY 1, 2008.**

GRANTOR:

**STANDARD BANK AND TRUST COMPANY and known as Trust No. 17574.**

as Trustee

By:  Patricia Ralphson, AVP  
Authorized Signer for Standard Bank and Trust Company

By:  Donna Diviero, ATO  
Authorized Signer for Standard Bank and Trust Company

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## MODIFICATION OF MORTGAGE (Continued)

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LENDER:

STANDARD BANK AND TRUST COMPANY

X *Patricia Ralphson*  
Authorized Signer

### TRUST ACKNOWLEDGMENT

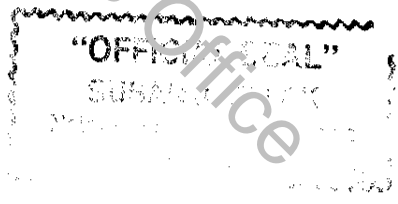
STATE OF Illinois )  
 ) SS  
COUNTY OF Cook )

On this 27th day of February, 2008 before me, the undersigned Notary Public, personally appeared Patricia Ralphson, a VP, Donna Diviero, ATO of Standard Bank and Trust Company, Trustee of Trust No. 17574 and \_\_\_\_\_, \_\_\_\_\_ of Standard Bank and Trust Company, Trustee of Trust No. 17574, and known to me to be authorized trustees or agents of the trust that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the trust, by authority set forth in the trust documents or, by authority of statute, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute this Modification and in fact executed the Modification on behalf of the trust.

By *Suzanne A. Zelan* Residing at \_\_\_\_\_

Notary Public in and for the State of \_\_\_\_\_

My commission expires \_\_\_\_\_



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## MODIFICATION OF MORTGAGE

Loan No: 144-9300

(Continued)

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### LENDER ACKNOWLEDGMENT

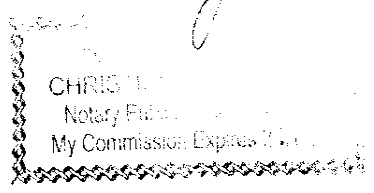
STATE OF Illinois )  
 )  
 COUNTY OF Cook ) SS  
 )

On this 21 day of January, 2008 before me, the undersigned Notary Public, personally appeared Richard A. Bunker and known to me to be the Asst. Vice Pres, authorized agent for **Standard Bank and Trust Company** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Standard Bank and Trust Company**, duly authorized by **Standard Bank and Trust Company** 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 in fact executed this said instrument on behalf of **Standard Bank and Trust Company**.

By Thomas N. Williams Residing at Julia Park, Ill

Notary Public in and for the State of Illinois

My commission expires 2/21/09



Cook County Clerk's Office