

UNOFFICIAL COPY

RECORDATION REQUESTED BY:

Heritage Community Bank
17926 S. Halsted 2nd Floor
Homewood, IL 60430



Doc#: 0809957022 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/08/2008 03:22 PM Pg: 1 of 4

WHEN RECORDED MAIL TO:

Heritage Community Bank
17926 S. Halsted 2nd Floor
Homewood, IL 60430

SEND TAX NOTICES TO:

Joseph M. Skrabutenas
Josephine A. Skrabutenas
1325 W. 173rd Street
East Hazel Crest, IL 60429

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

Heritage Community Bank
17926 S. Halsted 2nd Floor
Homewood, IL 60430

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated March 24, 2008, is made and executed between Joseph M. Skrabutenas and Josephine A. Skrabutenas, his wife, in joint tenancy, whose address is 1325 W. 173rd Street, East Hazel Crest, IL 60429 (referred to below as "Grantor") and Heritage Community Bank, whose address is 17926 S. Halsted 2nd Floor, Homewood, IL 60430 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated August 24, 2006 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

August 28, 2006 as Document No. 0624047147 .

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

LOT 1 IN OSIKA RESUBDIVISION OF LOT 5 IN BLOCK 2 IN OLIVER L. WATSON THIRD COTTAGE HOME ADDITION TO HAZELCREST IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 17, 1947 AS DOCUMENT NO. 14089766, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 1325 W. 173rd Street, East Hazel Crest, IL 60429. The Real Property tax identification number is 29-29-310-013.

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

Increase the principal loan amount to \$25,000.00. Borrower acknowledges an additional advance of \$5,000.00. At no time shall the principal amount of indebtedness secured by the Mortgage, not including sums advance to protect the security of the Mortgage, exceed \$50,000.00. The interest rate of the Note is now 7.5% fix rate. The Note is now payable in 59 payments of \$401.85 each payment and an irregular last payment estimated at \$401.93.

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

UNOFFICIAL COPY**MODIFICATION OF MORTGAGE
(Continued)**

Loan No: 8001360

Page 2

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 MARCH 24, 2008.

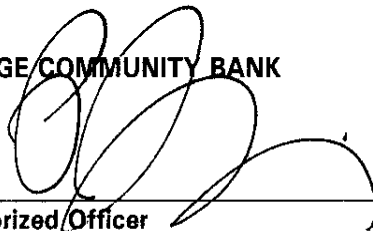
GRANTOR:

X 
Joseph M. Skrabutenas

X 
Josephine A. Skrabutenas

LENDER:

HERITAGE COMMUNITY BANK

X 
Authorized Officer

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE

Loan No: 8001360

(Continued)

Page 3

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Illinois)
)
) SS
 COUNTY OF Cook)

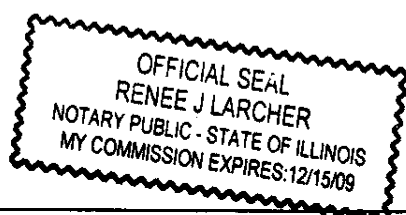
On this day before me, the undersigned Notary Public, personally appeared **Joseph M. Skrabutenas and Josephine A. Skrabutenas**, to me known to be the individuals described in and who executed the Modification of Mortgage, and acknowledged that they signed the Modification as their free and voluntary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

Given under my hand and official seal this 24th day of March, 2008.

By [Signature] Residing at 17926 S. Halsted

Notary Public in and for the State of Illinois

My commission expires 12/15/09



LENDER ACKNOWLEDGMENT

STATE OF Illinois)
)
) SS
 COUNTY OF Cook)

On this 24th day of March, 2008 before me, the undersigned Notary Public, personally appeared Patrick Pannoy and known to me to be the President, authorized agent for **Heritage Community Bank** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Heritage Community Bank**, duly authorized by **Heritage Community Bank** 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 **Heritage Community Bank**.

By [Signature] Residing at 17926 S. Halsted

Notary Public in and for the State of Illinois

My commission expires 12/15/09



UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

Loan No: 8001360

Page 4

LASER PRO Lending, Ver. 5.38.10.001 Copr. Harland Financial Solutions, Inc. 1997, 2008. All Rights Reserved. - IL C:\LPWIN\CFI\PL\G201.FC TR-2287 PR-3

Property of Cook County Clerk's Office

