

# UNOFFICIAL COPY

**RECORDATION REQUESTED BY:**

**BANCO POPULAR NORTH AMERICA**  
Rosemont Headquarters  
9600 W. Bryn Mawr  
Rosemont, IL 60018



**Doc#: 0815857075 Fee: \$40.00**  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/06/2008 12:11 PM Pg: 1 of 3

**WHEN RECORDED MAIL TO:**

**BANCO POPULAR NORTH AMERICA**  
Rosemont Headquarters  
9600 W. Bryn Mawr  
Rosemont, IL 60018

**SEND TAX NOTICES TO:**

**BANCO POPULAR NORTH AMERICA**  
Rosemont Headquarters  
9600 W. Bryn Mawr  
Rosemont, IL 60018

**FOR RECORDER'S USE ONLY**

4189546 Y,

This Modification of Mortgage prepared by:  
Brian Dittman, Ln # 1XXX1328-9001  
**BANCO POPULAR NORTH AMERICA**  
9600 W. Bryn Mawr  
Rosemont, IL 60018

## MODIFICATION OF MORTGAGE

**THIS MODIFICATION OF MORTGAGE** dated May 8, 2008, is made and executed between Carolina Ayala, a married woman, whose address is 5920 Timber Trails Blvd., Western Springs, IL 60558 (referred to below as "Grantor") and **BANCO POPULAR NORTH AMERICA**, whose address is 9600 W. Bryn Mawr, Rosemont, IL 60018 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated November 14, 1996 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Mortgage and Assignment of Rents dated 11/14/96 and recorded 11/27/96 in the office of the Cook County Recorder as Document Numbers 96903233 and 96903234, modified by that certain Modification of Mortgage dated July 28, 1998 and recorded August 11, 1998 in the office of the Cook County Recorder as Document Number 98706119, further modified by that certain Modification of Mortgage dated November 17, 2004 and recorded 12/21/2004 in the office of the Cook County Recorder as Document Number 0435647232.

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

LOTS 1 AND 25 TO 32, BOTH INCLUSIVE, TOGETHER WITH THE 16 FEET WIDE VACATED ALLEY LYING WEST OF AND ADJOINING SAID LOT 1 AS VACATED PER DOCUMENT NUMBER 24959503, IN THE SUBDIVISION OF BLOCKS 20 AND 21 IN THE SUPERIOR COURT COMMISSIONER'S PARTITION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 6, 1890 PER DOCUMENT NUMBER 1230921, IN COOK COUNTY, ILLINOIS.

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

Loan No: 9001

(Continued)

Page 2

The Real Property or its address is commonly known as 2801-15 S. Kedzie Ave., Chicago, IL 60623. The Real Property tax identification number is 16-25-307-022, 16-25-307-021 and 16-25-307-008.

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

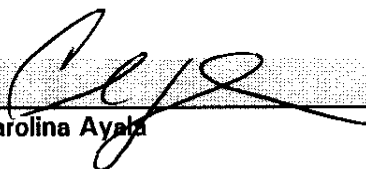
Effective May 8, 2008, the outstanding indebtedness on the existing Mortgage is increased from \$434,824.58 to \$506,235.00. Therefore, all references in the loan documents to \$500,000.00 are hereby deleted and inserted in lieu thereof are corresponding references to \$506,235.00. All other terms and conditions remain the same.

**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 endorser 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 MAY 8, 2008.**

**GRANTOR:**

X


  
Carolina Ayala

**LENDER:**

**BANCO POPULAR NORTH AMERICA**

X


  
Authorized Signer

# UNOFFICIAL COPY

## MODIFICATION OF MORTGAGE

Loan No: 9001

(Continued)

Page 3

### INDIVIDUAL ACKNOWLEDGMENT

STATE OF IL )  
 ) SS  
 COUNTY OF Cook )

On this day before me, the undersigned Notary Public, personally appeared **Carolina Ayala**, 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 27th day of May, 2008.

By Sharon M. Scesniak Residing at Rosemont

Notary Public in and for the State of IL

My commission expires 11-18-08



### LENDER ACKNOWLEDGMENT

STATE OF IL )  
 ) SS  
 COUNTY OF Cook )

On this 27th day of May, 2008 before me the undersigned Notary Public, personally appeared EVELYN NIEVES and known to me to be the AVP, authorized agent for **BANCO POPULAR NORTH AMERICA** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **BANCO POPULAR NORTH AMERICA**, duly authorized by **BANCO POPULAR NORTH AMERICA** 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 **BANCO POPULAR NORTH AMERICA**.

By Sharon M. Scesniak Residing at Rosemont

Notary Public in and for the State of IL

My commission expires 11-18-08

