



**RECORDATION REQUESTED BY:**

Park Federal Savings Bank  
Pulaski Office  
5400 South Pulaski Road  
Chicago, IL 60632

Doc#: 0919429040 Fee: \$44.25  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 07/13/2009 03:04 PM Pg: 1 of 4

**WHEN RECORDED MAIL TO:**

Park Federal Savings Bank  
Pulaski Office  
5400 South Pulaski Road  
Chicago, IL 60632

**FOR RECORDER'S USE ONLY**

**This Modification of Mortgage prepared by:**

Mary March, Loan Administrator  
Park Federal Savings Bank  
5400 South Pulaski Road  
Chicago, IL 60632

## MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated June 10, 2009, is made and executed between Arminda Castelan Rodriguez, having never been married, whose address is 2817 North Melvina Avenue, Chicago, IL 60634 and Gabino M. Castelan, married to Florentina Castelan, whose address is 4337 North Melvina Avenue, Chicago, IL 60634 (referred to below as "Grantor") and Park Federal Savings Bank, whose address is 5400 South Pulaski Road, Chicago, IL 60632 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated April 20, 2006 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded May 31, 2006 in the Cook County Recorder's Office as Document Number 0615111092.

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

THE NORTH 30 FEET OF THE SOUTH 1/2 OF LOT 37 IN GILDERSLEVE'S SUBDIVISION OF BLOCKS 6 AND 10 TO 13 INCLUSIVE, OF OLIVER L. WATSON'S 5 ACRES ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS \*\*\*NOT HOMESTEAD PROPERTY FOR GABINO M. CASTELAN\*\*\*

The Real Property or its address is commonly known as 2817 North Melvina Avenue, Chicago, IL 60634. The Real Property tax identification number is 13-29-125-014-0000.

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

To amend interest rate from Eight and One Half (8.500%) Percent per annum to Seven (7.000%) Percent per annum. To amend principal and interest payments from Five Hundred Five Dollars and 17/100 Cents (\$505.17) per month to Three Hundred One Dollars and 72/100 Cents (\$301.72) per month beginning July 1, 2009. It is agreed that the unpaid principal balance of said indebtedness at this date is Forty Five Thousand Three Hundred Fifty One Dollars and 41/100 Cents (\$45,351.41). The term changes to 360 months to maturity. The maturity date changes to June 1, 2039. All other terms and conditions of

# UNOFFICIAL COPY

## MODIFICATION OF MORTGAGE (Continued)

Loan No: 0303184899

Page 2

the original Note and Mortgage 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 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.

**RELEASE DEED RECORDING FEE.** Upon loan payoff, a fee to record the Release Deed Document will be included in the final amount due. The amount collected will correspond with the amount charged by the applicable County Recorder's Office at the time of payoff.

**GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED JUNE 10, 2009.**

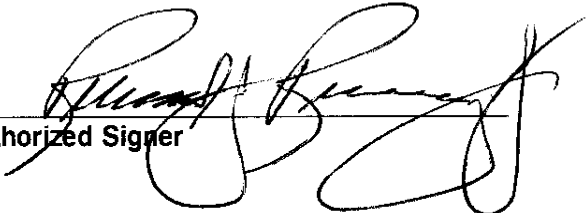
GRANTOR:

X   
Arminda Castelan Rodriguez

X   
Gabino M. Castelan

LENDER:

PARK FEDERAL SAVINGS BANK

X   
Authorized Signer

# UNOFFICIAL COPY

## MODIFICATION OF MORTGAGE

Loan No: 0303184899

(Continued)

Page 3

### INDIVIDUAL ACKNOWLEDGMENT

STATE OF Illinois )  
 ) SS  
 COUNTY OF Cook )

On this day before me, the undersigned Notary Public, personally appeared **Arminda Castelan Rodriguez**, **having never been married**, 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 10<sup>th</sup> day of June, 2009

By Mary E March Residing at Chicago

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

My commission expires 12-5-10



### INDIVIDUAL ACKNOWLEDGMENT

STATE OF Illinois )  
 ) SS  
 COUNTY OF Cook )

On this day before me, the undersigned Notary Public, personally appeared **Gabino M. Castelan**, married to **Florentina Castelan**, 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 10<sup>th</sup> day of June, 2009

By Mary E March Residing at Chicago

Notary Public in and for the State of Illinois

My commission expires 12-5-10



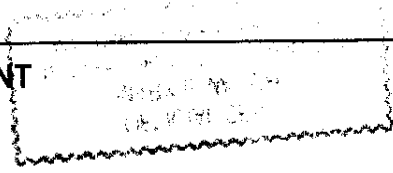
# UNOFFICIAL COPY

## MODIFICATION OF MORTGAGE (Continued)

Loan No: 0303184899

Page 4

### LENDER ACKNOWLEDGMENT



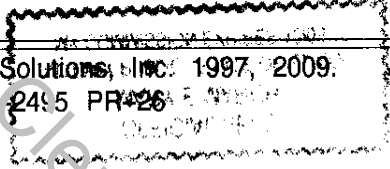
STATE OF Illinois )  
 ) SS  
COUNTY OF Cook )

On this 10th day of June, 2009 before me, the undersigned Notary Public, personally appeared RICHARD S REMIAS JR and known to me to be the PRESIDENT, authorized agent for **Park Federal Savings Bank** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Park Federal Savings Bank**, duly authorized by **Park Federal Savings 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 **Park Federal Savings Bank**.

By Mary E March Residing at Chicago

Notary Public in and for the State of Illinois

My commission expires 12-5-10



LASER PRO Lending, Ver. 5.44.00.002 Copr. Harland Financial Solutions, Inc. 1997, 2009. All Rights Reserved. - IL L:\CFILPL\IG201.FC TR 2495 PR426