

UNOFFICIAL COPY

RECORDATION REQUESTED BY:

Forest Park National Bank &
Trust Co
Madison Street
7348 West Madison Street
Forest Park, IL 60130



Doc#: 0936233187 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/28/2009 02:22 PM Pg: 1 of 4

WHEN RECORDED MAIL TO:

Forest Park National Bank &
Trust Co
Madison Street
7348 West Madison Street
Forest Park, IL 60130

USE ONLY

This Modification of Mortgage prepared by:
Colleen Ventrella, Loan Processor
Forest Park National Bank & Trust Co
7348 West Madison Street
Forest Park, IL 60130

9362-0054

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated November 1, 2009, is made and executed between Ropa Rentals Inc (referred to below as "Grantor") and Forest Park National Bank & Trust Co, whose address is 7348 West Madison Street, Forest Park, IL 60130 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated November 1, 2009 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded November 24, 2006 as document number 0632802022 in Cook County, Illinois.

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

THE SOUTH HALF OF LOT 22 AND ALL OF LOT 23 IN BLOCK 2 IN GROH AND CHRISTIAN'S SUBDIVISION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

The Real Property or its address is commonly known as 2247-49 Gunderson, Berwyn, IL 60402. The Real Property tax identification number is 16-30-206-022.

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

Change interest rate from 7.75% to 7.00%; .

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,

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MODIFICATION OF MORTGAGE

(Continued)

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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.

CROSS-COLLATERALIZATION . In addition to the Note, this Mortgage secures all obligations, debts and liabilities, plus interest thereon, of either Grantor or Borrower to Lender, or any one or more of them, as well as all claims by Lender against Borrower and Grantor or any one or more of them, whether now existing or hereafter arising, whether related or unrelated to the purpose of the Note, whether voluntary or otherwise, whether due or not due, direct or indirect, determined or undetermined, absolute or contingent, liquidated or unliquidated, whether Borrower or Grantor may be liable individually or jointly with others, whether obligated as guarantor, surety, accommodation party or otherwise, and whether recovery upon such amounts may be or hereafter may become barred by any statute of limitations, and whether the obligation to repay such amounts may be or hereafter may become otherwise unenforceable.

Grantor presently assigns to Lender all of Grantor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Grantor grants to a Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED NOVEMBER 1, 2009.

GRANTOR:

ROPA RENTALS INC

By: 

Robert M. Sexton, President of Ropa Rentals Inc

By: 

Patricia W. Sexton, Secretary/Treasurer of Ropa Rentals Inc

LENDER:

FOREST PARK NATIONAL BANK & TRUST CO

X 

Authorized Signer

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MODIFICATION OF MORTGAGE (Continued)

CORPORATE ACKNOWLEDGMENT

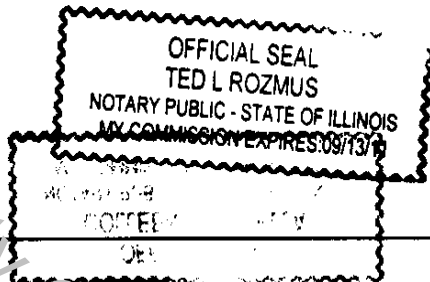
STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 18th day of December, 2007 before me, the undersigned Notary Public, personally appeared **Robert M. Sexton, President of Ropa Rentals Inc and Patricia W. Sexton, Secretary/Treasurer of Ropa Rentals Inc**, and known to me to be authorized agents of the corporation that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, 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 corporation.

By [Signature] Residing at 7331 W. Roosevelt

Notary Public in and for the State of Illinois

My commission expires 9/17/11



Cook County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

LENDER ACKNOWLEDGMENT

STATE OF IL)
)
COUNTY OF COOK) SS
)

On this 18th day of December, _____ before me, the undersigned Notary Public, personally appeared Paul Komus and known to me to be the Loan Officer, authorized agent for **Forest Park National Bank & Trust Co** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Forest Park National Bank & Trust Co**, duly authorized by **Forest Park National Bank & Trust Co** 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 **Forest Park National Bank & Trust Co**.

By Colleen Ventrella Residing at 7348 Madison
Forest Park IL 60130

Notary Public in and for the State of IL

My commission expires 3/31/12

