

# UNOFFICIAL COPY

**RECORDATION REQUESTED BY:**

Pacific Global Bank  
2323 S. Wentworth Ave.  
Chicago, IL 60616



Doc#: 1210334042 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/12/2012 10:10 AM Pg: 1 of 3

**WHEN RECORDED MAIL TO:**

Pacific Global Bank  
2323 S. Wentworth Ave.  
Chicago, IL 60616

**SEND TAX NOTICES TO:**

Pacific Global Bank  
2323 S. Wentworth Ave.  
Chicago, IL 60616

FOR RECORDER'S USE ONLY

**This Modification of Mortgage prepared by:**

Pacific Global Bank  
2323 S. Wentworth Avenue  
Chicago, IL 60616

## MODIFICATION OF MORTGAGE

**THIS MODIFICATION OF MORTGAGE** dated March 10, 2012, is made and executed between Juan Fernando Leon, A/K/A Juan F. Leon, a married person, whose address is 229 N. Sacramento BLVD, Chicago, IL 60612 (referred to below as "Grantor") and Pacific Global Bank, whose address is 2323 S. Wentworth Ave., Chicago, IL 60616 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated February 25, 2008 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Mortgage and Assignment of Rents were recorded in Cook County Recorder on 02/28/2008 with file number 0805940069 and on 03/04/2008 with file number 0806440020.

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

LOT 305 IN DICKEY THIRD ADDITION OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

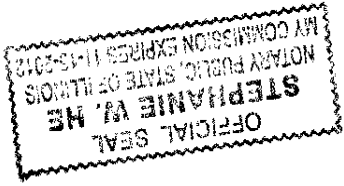
The Real Property or its address is commonly known as 845 N. Trumble, Chicago, IL 60651. The Real Property tax identification number is 16-02-422-006-0000.

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

Interest rate is fixed at 4.50% for 3 years with monthly repayment amortized for a term of 30 years.

**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,

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

*11/15/2012*

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

*Illinois*

By \_\_\_\_\_

*[Signature]*

Given under my hand and official seal this \_\_\_\_\_

*30<sup>th</sup>*

day of \_\_\_\_\_

*March*

, 20 *12*

mentioned

On this day before me, the undersigned Notary Public, personally appeared **Juan Fernando Leon**, 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

COUNTY OF \_\_\_\_\_

*DeKalb*

STATE OF \_\_\_\_\_

*Illinois*

## INDIVIDUAL ACKNOWLEDGMENT

Authorized Signer \_\_\_\_\_

*[Signature]*

PACIFIC GLOBAL BANK

LENDER: \_\_\_\_\_

Juan Fernando Leon \_\_\_\_\_

*[Signature]*

GRANTOR: \_\_\_\_\_

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 20, 2012.

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.

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## MODIFICATION OF MORTGAGE

Loan No: 20649-08

(Continued)

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### LENDER ACKNOWLEDGMENT

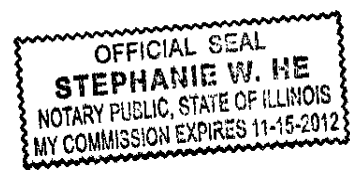
STATE OF Illinois )  
 )  
 ) SS  
 COUNTY OF DeKalb )

On this 30<sup>th</sup> day of March, 2012 before me, the undersigned Notary Public, personally appeared Dan Broughton and known to me to be the SVP, authorized agent for **Pacific Global Bank** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Pacific Global Bank**, duly authorized by **Pacific Global 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 **Pacific Global Bank**.

By [Signature] Residing at Willow Brook

Notary Public in and for the State of Illinois

My commission expires 11/15/2012



County Clerk's Office