

UNOFFICIAL COPY

90000912 1/1
(RQ)

GIT (813)



WHEN RECORDED MAIL TO:
Inland Bank and Trust
2805 Butterfield Road, Suite
200
Oak Brook, IL 60523

Doc#: 1222757221 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/14/2012 02:35 PM Pg: 1 of 4

This Modification of Mortgage prepared by:
Violet Toma, Loan Administration Specialist
Inland Bank and Trust
2805 Butterfield Road Suite 200
Oak Brook, IL 60523

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated July 5, 2012 is made and executed between Ronald Stillman, whose address is 3728 Lawson Road, Glenview, IL 60026 and Paul Kravitz, whose address is 2917 W. Irving Park Road, Chicago, IL 60618; as tenants in common (referred to below as "Grantor") and Inland Bank and Trust, whose address is 2805 Butterfield Road, Suite 200, Oak Brook, IL 60523 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated December 6, 2004 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded on December 23, 2004 as Document #0435847160 and modified by Modification of Mortgage dated June 26, 2007 recorded on July 16, 2007 as Document #0719747010 in the Cook County Recorder's Office.

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

LOTS 4, 5, 6 AND 7 IN HEAFIELD AND KIMBELL'S SUBDIVISION OF LOT 3 IN COUNTY CLERKS DIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 2917 W. Irving Park Road, Chicago, IL 60618. The Real Property tax identification number is 13-24-105-004-0000.

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

The definition of the "Note" as described in the "Mortgage" shall be hereby amended by the following:

Note. The word "Note" means the promissory note dated June 26, 2007, in the original principal amount of \$1,184,000.00 from Grantor to Lender, which is a renewal of a certain promissory note dated December 6, 2004, in the original principal amount of \$972,000.00 from Grantor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the

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

Page 2

promissory note or agreement.

The maturity date of the mortgage is hereby eliminated.

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.

RIGHT OF REDEMPTION PROVISION. Grantor(s) acknowledge the Rights of Reinstatement provided in 735 ILCS 5/15-1602 of the Illinois Mortgage Foreclosure Act and do hereby expressly waive those Rights of Reinstatement in accordance with 735 ILCS 5/15-1601. Grantors acknowledge the Rights of Redemption provided in 735 ILCS 5/15-1603 of the Illinois Foreclosure Act and do hereby expressly waive those Rights of Redemption in accordance with 735 ILCS 5/ 5-1601. These waivers do not apply to residential real estate occupied by the Grantor(s) as its (their) primary residence.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED JULY 5, 2012.

GRANTOR:

X



Ronald Stillman



Paul Kravitz

LENDER:

INLAND BANK AND TRUST

X



Authorized Signer

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Illinois)
)
 COUNTY OF COOK) SS
)

On this day before me, the undersigned Notary Public, personally appeared **Ronald Stillman**, 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 7 day of August, 2012.

By Diana Montoya Residing at 5038 S. Ashland

Notary Public in and for the State of IL

My commission expires 05-30-2014



INDIVIDUAL ACKNOWLEDGMENT

STATE OF Illinois)
)
 COUNTY OF COOK) SS
)

On this day before me, the undersigned Notary Public, personally appeared **Paul Kravitz**, 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 7 day of August, 2012.

By Diana Montoya Residing at 5038 S Ashland

Notary Public in and for the State of IL

My commission expires 05.30.2014



UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

LENDER ACKNOWLEDGMENT

STATE OF ILLINOIS)
)
) SS
 COUNTY OF COOK)

On this 09TH day of AUGUST, 2012 before me, the undersigned Notary Public, personally appeared MICHAEL J. GRAF and known to me to be the SENIOR VP, authorized agent for Inland Bank and Trust that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of Inland Bank and Trust, duly authorized by Inland Bank and Trust 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 Inland Bank and Trust.

By Barbara J. Fleming Residing at 5456 S. LAGRANGE RD
COUNTRYSIDE, IL 60525
 Notary Public in and for the State of ILLINOIS
 My commission expires 04-26-2014

