

# UNOFFICIAL COPY



Doc#: 1231335016 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/08/2012 10:45 AM Pg: 1 of 4

5610075696021

WHEN RECORDED MAIL TO:  
Hyde Park Bank & Trust  
Company  
Main Office  
1525 E. 53rd Street  
Chicago, IL 60615

This Modification of Mortgage prepared by:  
Charlene Zralka, Vice President  
Hyde Park Bank & Trust Company  
1525 E. 53rd Street  
Chicago, IL 60615

## MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated September 17, 2012, is made and executed between Blackstone Associates, LLC, whose address is c/o Jessie Pinkham 5478 S. Ellis Ave Apt #1, Chicago, IL 60637 (referred to below as "Grantor") and Hyde Park Bank & Trust Company, whose address is 1525 E. 53rd Street, Chicago, IL 60615 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated June 24, 2004 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

The Mortgage, which encumbers the Real Property described below, was recorded on July 8, 2004 as document number 0419040087 in the office of the Cook County Recorder of Deeds and secures a Note dated June 24, 2004 in the original principal amount of FIVE HUNDRED FORTY SEVEN THOUSAND FIVE HUNDRED AND NO/100 (\$47,500.00) DOLLARS executed by Grantor and payable to Lender ("Note"). As of September 17, 2012 the unpaid principal amount of the Note is THREE HUNDRED TWENTY SEVEN THOUSAND AND NO/100 (\$327,000.00) DOLLARS

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

THE NORTH 50 FEET OF THE WEST 110 FEET OF LOT 14 IN BLOCK 66 IN HYDE PARK, BEING A SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER AND THE EAST HALF OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 11, NORTH PART OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 12, AND THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

The Real Property or its address is commonly known as 5653 S. Blackstone, Chicago, IL 60637. The Real Property tax identification number is 20-14-211-058-0000.

ATGF, INC.

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

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

As of the date of this Modification of Mortgage, the Mortgage secures a Note dated September 17, 2012 in the original principal amount of \$327,000.00. The interest rate on the Note is 4.75%. Payments on the Note are to be made in accordance with the following payment schedule: in 59 regular principal and interest payments of \$2,994.51 each and one irregular last payment estimated at \$216,156.64. Grantor's first payment will be due October 17, 2012, and all subsequent payments are due on the same day of each month after that. Grantor's final payment will be due September 17, 2017, and will be for all principal and all accrued interest not yet paid. The maturity date of this Note is September 17, 2017. The Note dated September 17, 2012 is a renewal and modification of the Note dated June 24, 2004

**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.


**GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED SEPTEMBER 17, 2012.**

**GRANTOR:****BLACKSTONE ASSOCIATES, LLC**

By:

  
Jessie E. Pinkham, Manager of Blackstone Associates, LLC

**LENDER:****HYDE PARK BANK & TRUST COMPANY**

x   
Authorized Signer

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## MODIFICATION OF MORTGAGE (Continued)

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### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF ILLINOIS )

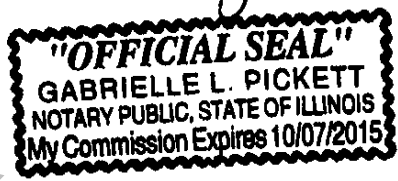
COUNTY OF COOK ) SS

On this 19<sup>th</sup> day of October, 2012 before me, the undersigned Notary Public, personally appeared Cessie E. Pinkham, Manager of Blackstone Associates, LLC, and known to me to be a member or designated agent of the limited liability company that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

By Gabrielle L. Pickett Residing at Chicago, Illinois

Notary Public in and for the State of ILLINOIS

My commission expires 10/7/15



County Clerk's Office

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## MODIFICATION OF MORTGAGE (Continued)

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### LENDER ACKNOWLEDGMENT

STATE OF Illinois )  
 ) SS  
 COUNTY OF Cook )

On this 19<sup>th</sup> day of October, 2012 before me, the undersigned Notary Public, personally appeared Thomas Spange and known to me to be the Vice President, authorized agent for Hyde Park Bank & Trust Company that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of Hyde Park Bank & Trust Company, duly authorized by Hyde Park Bank & Trust Company 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 Hyde Park Bank & Trust Company.

By Gabrielle L Pickett Residing at Chicago, Illinois

Notary Public in and for the State of Illinois  
 My commission expires 10/7/15

