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RECORDATION REQUESTED BY:

OLD PLANK TRAIL
COMMUNITY BANK, NA
Mokena
20012 S. Wolf Road
Mokena, IL 60448



Doc#: 1309119050 Fee: \$46.25
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/01/2013 02:34 PM Pg: 1 of 4

WHEN RECORDED MAIL TO:

OLD PLANK TRAIL
COMMUNITY BANK, NA
Mokena
20012 S. Wolf Road
Mokena, IL 60448

SEND TAX NOTICES TO:

OLD PLANK TRAIL
COMMUNITY BANK, NA
Mokena
20012 S. Wolf Road
Mokena, IL 60448

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

Canid Early Pesavento, Loan Administration Officer
OLD PLANK TRAIL COMMUNITY BANK, NA
20012 S. Wolf Road
Mokena, IL 60448

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated October 29, 2012, is made and executed between Universal Capital Innovations L.L.C. (referred to below as "Grantor") and OLD PLANK TRAIL COMMUNITY BANK, NA, whose address is 20012 S. Wolf Road, Mokena, IL 60448 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated October 29, 2010 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded on January 3, 2011 in the Cook County Recorder of Deed's office as Document #1100344083.

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

Lot 36 in Block 4 in Constance, a Subdivision of the East 1/2 of the Southwest 1/4 of Section 36, 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 8329 S Constance, Chicago, IL 60617. The Real Property tax identification number is 20-36-305-013-0000.

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

Effective October 29, 2012, the loan is no longer a revolving line of credit. Effective October 29, 2012, the note will require monthly principal payments of \$516.17 beginning on November 29, 2012 and on the same day of each successive calendar month. Effective October 29, 2012, the note will require monthly interest payments of accrued interest beginning on November 29, 2012 and on the same day of each successive calendar month. Effective October 29, 2012, the maturity date of the Promissory Note is extended from October 29, 2012 to October 29, 2017. The Grantor is corrected to Universal Capital

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

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Innovations L.L.C. The Borrower is corrected to Universal Capital Innovations L.L.C.

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 OCTOBER 29, 2012.

GRANTOR:

UNIVERSAL CAPITAL INNOVATIONS L.L.C.

By: 

Susan Kibuuka, Member of Universal Capital Innovations
L.L.C.

LENDER:

OLD PLANK TRAIL COMMUNITY BANK, NA

X 

Authorized Signer

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MODIFICATION OF MORTGAGE (Continued)

CORPORATE ACKNOWLEDGMENT

STATE OF Illinois)
)
 COUNTY OF Woop) SS
)

On this 15th day of February, 2013 before me, the undersigned Notary Public, personally appeared **Susan Kibuuka, Member of Universal Capital Innovations L.L.C.**, and known to me to be an authorized agent 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 he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the corporation.

By Candi Pesavento Residing at _____

Notary Public in and for the State of Illinois

My commission expires 8-12-16



County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

LENDER ACKNOWLEDGMENT

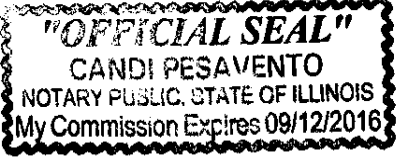
STATE OF Illinois)
) SS
 COUNTY OF Will)

On this 4th day of February, 2013 before me, the undersigned Notary Public, personally appeared Christa Smith and known to me to be the Retail Banker ~~Officer~~, authorized agent for **OLD PLANK TRAIL COMMUNITY BANK, NA** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **OLD PLANK TRAIL COMMUNITY BANK, NA**, duly authorized by **OLD PLANK TRAIL COMMUNITY BANK, NA** 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 **OLD PLANK TRAIL COMMUNITY BANK, NA**.

By Candi Pesavento Residing at _____

Notary Public in and for the State of Illinois

My commission expires 9/2/16



County Clerk's Office