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GIT

RECORDATION REQUESTED BY:
Metrobank, formerly known as
Citizens Community Bank of
Illinois
Branch
3322 S. Oak Park Avenue
Berwyn, IL 60402



WHEN RECORDED MAIL TO:
Metropolitan Bank Group
C/O Post Closing Department
2701 Algonquin Rd.
Rolling Meadows, IL 60008

Doc#: 1315057436 Fee: \$44.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/30/2013 12:52 PM Pg: 1 of 4

SEND TAX NOTICES TO:
Phil Fabiyi
Edith Fabiyi
6454 W. 74th Street
Bedford Park, IL 60638

.Y

This Modification of Mortgage prepared by:
Central Loan Documentation
Metropolitan Bank Group C/O Post Closing Department
2701 Algonquin Rd.
Rolling Meadows, IL 60008

172021021121

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated March 18, 2013, is made and executed between Phil Fabiyi, and Edith Fabiyi, husband and wife, as Tenants by Entirety, whose address is 4450 W. Hutchinson Street, Chicago, IL 60641 (referred to below as "Grantor") and Metrobank, formerly known as Citizens Community Bank of Illinois, whose address is 3322 S. Oak Park Avenue, Berwyn, IL 60402 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated April 18, 2003 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded on June 24, 2003, as document no. 0317517237.

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

LOT 32 IN TERRACE OF OLD IRVING PARK, BEING A SUBDIVISION OF A PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, 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 4450 W. Hutchinson St., Chicago, IL 60641. The Real Property tax identification number is 13-15-306-097-0000.

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

The Maturity Date of the Mortgage is hereby removed.

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

THIS INSTRUMENT FILED FOR RECORD
BY GIT AS AN ACCOMODATION ONLY.
IT HAS NOT BEEN EXAMINED AS TO ITS
EXECUTION OR AS TO THE EFFECT UPCN
TITLE.

Handwritten mark resembling a stylized 'u' or '4'.

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

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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 MARCH 18, 2013.

GRANTOR:

x Philip Fabiyi
Phil Fabiyi

x Edith Fabiyi
Edith Fabiyi

LENDER:

METROBANK, FORMERLY KNOWN AS CITIZENS COMMUNITY BANK OF ILLINOIS

x [Signature]
Authorized Signer

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MODIFICATION OF MORTGAGE (Continued)

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this day before me, the undersigned Notary Public, personally appeared Phil Fabiyi and Edith Fabiyi, to me known to be the individuals described in and who executed the Modification of Mortgage, and acknowledged that they signed the Modification as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 29th day of April, 2013.

By Tristan Fabiyi Residing at 6454 W 74th Street

Notary Public in and for the State of Illinois

My commission expires April 10th, 2016



Cook County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

LENDER ACKNOWLEDGMENT

STATE OF ILLINOIS)
)
 COUNTY OF COOK) SS
)

On this 29th day of APRIL 2013 before me, the undersigned Notary Public, personally appeared Timothy Maynor and known to me to be the VICE PRESIDENT, authorized agent for Metrobank, formerly known as Citizens Community Bank of Illinois that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of Metrobank, formerly known as Citizens Community Bank of Illinois, duly authorized by Metrobank, formerly known as Citizens Community Bank of Illinois 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 Metrobank, formerly known as Citizens Community Bank of Illinois.

By Cassandra A Schuppe Residing at _____

Notary Public in and for the State of ILLINOIS

My commission expires 10/26/14

