

# UNOFFICIAL COPY



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FIRST NATIONS BANK  
7757 W. DEVON AVENUE  
CHICAGO, IL 60631-1509

Doc#: 1316119013 Fee: \$42.00  
RHSP Fee: \$10.00 Affidavit Fee:  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/10/2013 09:32 AM Pg: 1 of 3

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FIRST NATIONS BANK  
7757 W. DEVON AVENUE  
CHICAGO, IL 60631-1509

SEND TAX NOTICES TO:  
FIRST NATIONS BANK  
7757 W. DEVON AVENUE  
CHICAGO, IL 60631-1509

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:  
TA 11051601-1  
FIRST NATIONS BANK  
7757 W. DEVON AVENUE  
CHICAGO, IL 60631-1509

Old Republic National Title Insurance Company  
20 South Clark Street  
Suite 2000  
Chicago, IL 60603

A-5282013<sup>\*1</sup>

## MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated May 1, 2010, is made and executed between JULIE HARDEN, whose address is 7224 Wirth Dr, Darien, IL 60561 and MICHAEL HARDEN, whose address is 7224 Wirth Dr, Darien, IL 60561 (referred to below as "Grantor") and FIRST NATIONS BANK, whose address is 7757 W. DEVON AVENUE, CHICAGO, IL 60631-1509 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated April 8, 2005 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

**RECORDED ON APRIL 29, 2005 IN COOK COUNTY WITH THE DOCUMENT NUMBERS 0511933131 AND 0511933132.**

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

THE NORTH 8.42 FEET OF LOT 6 AND LOT 7 (EXCEPT THE NORTH 88 FEET THEREOF) IN BLOCK 51 IN THE SUBDIVISION OF BLOCKS 45, 47, 48, 49, 50, 51 AND 52 IN CIRCUIT COURT PARTITION IN SECTION 31, 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 3741 S. GROVE, BERWYN, IL 60402. The Real Property tax identification number is 16-31-323-046.

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

**EXTENDED MATURITY DATE BY 3 YEARS UNTIL MAY 1, 2016 AND LOWERED THE INTEREST RATE TO 5.25%. ALL OTHER TERMS AND CONDITIONS REMAIN THE SAME.**

**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

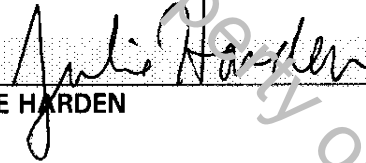
**UNOFFICIAL COPY****MODIFICATION OF MORTGAGE  
(Continued)**

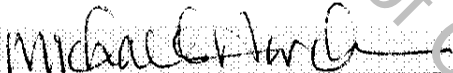
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the Mortgage (the "Note"). It is the intention of Lender to retain as liable all parties to the Mortgage and all parties, makers and endorsers to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. 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 MAY 1, 2010.**

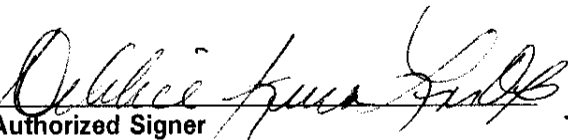
GRANTOR:

x   
 JULIE HARDEN

x   
 MICHAEL HARDEN

LENDER:

FIRST NATIONS BANK

x   
 Authorized Signer

Property of Cook County Clerk's Office

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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 **JULIE HARDEN** and **MICHAEL HARDEN**, 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 1<sup>st</sup> day of May, 2013.

By Theodore M. Ansani Residing at Park Ridge

Notary Public in and for the State of Ill

My commission expires 7/25/13



### LENDER ACKNOWLEDGMENT

STATE OF Illinois )  
 ) SS  
 COUNTY OF Cook )

On this 1<sup>st</sup> day of May, 13 before me, the undersigned Notary Public, personally appeared \_\_\_\_\_ and known to me to be the Debbie Kara lender, authorized agent for **FIRST NATIONS BANK** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **FIRST NATIONS BANK**, duly authorized by **FIRST NATIONS 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 **FIRST NATIONS BANK**.

By Theodore M. Ansani Residing at Park Ridge

Notary Public in and for the State of Ill

My commission expires 7/25/13

