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RECORDATION REQUESTED BY:

Community Bank of Oak Park
River Forest
Main Office
1001 Lake St
Oak Park, IL 60301



Doc#: 1326719052 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/24/2013 12:01 PM Pg: 1 of 4

WHEN RECORDED MAIL TO:

Community Bank of Oak Park
River Forest
Main Office
1001 Lake St
Oak Park, IL 60301

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

Deloris Staples, Commercial Loan Assistant
Community Bank of Oak Park River Forest
1001 Lake St
Oak Park, IL 60301

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated June 1, 2013, is made and executed between Chicago Title Land Trust, not personally but as Trustee on behalf of Chicago Title Land Trust successor trustees to Cole Taylor Bank successor trustees to Harris Trust Savings Bank,* whose address is 171 N. Clark, Chicago, IL 60601 (referred to below as "Grantor") and Community Bank of Oak Park River Forest, whose address is 1001 Lake St, Oak Park, IL 60301 (referred to below as "Lender"). * as trustee under Trust No. 95039 dated 12/11/91

MORTGAGE. Lender and Grantor have entered into a Mortgage dated February 15, 2012 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded March 21, 2012 as Document #1208122014 and an Assignment of Benefits dated February 15, 2012 and recorded March 21, 2012 as Document #12081522015.

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

LOT 16 IN BERGER'S 3RD RESUBDIVISION OF LOTS 8 AND 9 IN BERGER'S INDUSTRIAL PARK SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH RANGE 12, AND PART OF THE WEST 1/2 THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 195 Northfield Road, Northfield, IL 60093. The Real Property tax identification number is 04-24-413-049-0000, 05-19-324-053-0000

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

1. Increase principal amount from \$625,000.00 to \$900,000.00 and increase the maximum lien from

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 802984955

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\$1,250,000.00 to \$1,800,000.00 beginning June 1, 2013.

2. Extend the maturity date from June 1, 2013 to June 1, 2014.

3. Change the interest rate from 6.25% fixed to Prime + 1.00% floating with a floor of 5.00% beginning June 1, 2013.

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 JUNE 1, 2013.

GRANTOR:

**CHICAGO TITLE LAND TRUST SUCCESSOR TRUSTEES TO COLE TAYLOR
BANK SUCCESSOR TRUSTEES TO HARRIS TRUST SAVINGS BANK**

CHICAGO TITLE LAND TRUST, not personally but as Trustee under that certain trust agreement dated 12-11-1991 and known as Chicago Title Land Trust successor trustees to Cole Taylor Bank successor trustees to Harris Trust Savings Bank. AS TRUSTEE AS FORESAID AND NOT INDIVIDUALLY

By: Margaret A. Dmull **ASST. VICE PRESIDENT**
Authorized Signer for Chicago Title Land Trust

LENDER:

COMMUNITY BANK OF OAK PARK RIVER FOREST

x BK H. H. H.
Authorized Signer

This instrument is executed by the undersigned Land Trustee, not personally but solely as Trustee in the exercise of the power and authority conferred upon and vested in it as such Trustee. It is expressly understood and agreed that all the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee are undertaken by it solely in its capacity as Trustee and not personally. No personal liability or personal responsibility is assumed by or shall at any time be asserted or enforceable against the Trustee on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the Trustee in this instrument.

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(Continued)

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TRUST ACKNOWLEDGMENTSTATE OF Il

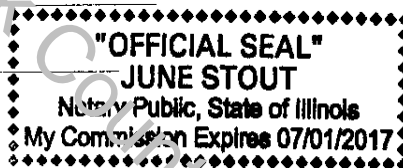
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COUNTY OF Cook

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On this 27th day of August, 2013 before me, the undersigned Notary Public, personally appeared MARGARET O'DONNELL, ASST. VICE PRESIDENT of Chicago Title Land Trust, Trustee of Chicago Title Land Trust successor trustees to Cole Taylor Bank successor trustees to Harris Trust Savings Bank, and known to me to be an authorized trustee or agent of the trust that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the trust, by authority set forth in the trust documents or, by authority of statute, 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 trust.

By June Stout Residing at 1100 Lake St, Apt 165Oak Park Il 60301Notary Public in and for the State of IlMy commission expires 7/1/17

County Clerk's Office

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LENDER ACKNOWLEDGMENT

STATE OF

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COUNTY OF

Cook

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On this 27th day of August, 2013, before me, the undersigned Notary Public, personally appeared GORDON HELLWIG and known to me to be the VP, authorized agent for Community Bank of Oak Park River Forest that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of Community Bank of Oak Park River Forest, duly authorized by Community Bank of Oak Park River Forest 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 Community Bank of Oak Park River Forest.

By

Janel Morales

Residing at

1001 LAKE ST
OAK PARK IL 60301

Notary Public in and for the State of

Illinois

My commission expires

01-12-14

