

UNOFFICIAL COPY

RECORDATION REQUESTED BY:
STANDARD BANK AND
TRUST COMPANY
SMALL BUSINESS BANKING
7725 W. 98TH STREET
HICKORY HILLS, IL 60457



Doc#: 1332604039 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/22/2013 08:27 AM Pg: 1 of 4

WHEN RECORDED MAIL TO:
STANDARD BANK AND
TRUST COMPANY
SMALL BUSINESS BANKING
7725 W. 98TH STREET
HICKORY HILLS, IL 60457

SEND TAX NOTICES TO:
STANDARD BANK AND
TRUST COMPANY
SMALL BUSINESS BANKING
7725 W. 98TH STREET
HICKORY HILLS, IL 60457

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:
Melissa Vasquez, Loan Documentation Specialist
STANDARD BANK AND TRUST COMPANY
7800 West 95th Street
Hickory Hills, IL 60457

13324-53
BOX 162

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated August 5, 2013, is made and executed between Standard Bank and Trust Company, not personally but as Trustee on behalf of Standard Bank and Trust Company, Trust No. 16668 dated July 13, 2000, whose address is 7800 West 95th Street, Hickory Hills, IL 60457 (referred to below as "Grantor") and STANDARD BANK AND TRUST COMPANY, whose address is 7725 W. 98TH STREET, HICKORY HILLS, IL 60457 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated January 14, 2013 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

A Mortgage and Assignment of Rents recorded January 28, 2013 as Document Numbers 1302833035 and 1302833036 in Cook County Recorder of Deeds.

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

Lot 25 and the South 17 feet of Lot 26 in Block 75 in Washington Heights in the Northeast Quarter of Section 19, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

The Real Property or its address is commonly known as 11325 South Hermosa, Chicago, IL 60643. The Real Property tax identification number is 25-19-216-018.

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

The definition of the Note in the Definitions section is deleted and the following definition substituted in its place: The word "Note" means the Promissory Note dated January 1, 2013, in the original principal amount of \$75,000.00 from Borrower to Lender, together with all renewals of, extensions of,

RECORDED
b

4

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

Loan No: 4195310101

Page 2

modifications of, refinancings of, consolidations of, restatements of and substitutions for the promissory note all of which are incorporated herein by this reference as if fully restated herein. Borrower's final payment of such Note will be for all unpaid principal and all unpaid accrued interest.

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 AUGUST 5, 2013.

GRANTOR:

STANDARD BANK AND TRUST COMPANY, TRUST NO. 16668

STANDARD BANK AND TRUST COMPANY, Trustee of Standard Bank and Trust Company, Trust No. 16668, u/t/a/d/7-13-00, and not personally

By: Patricia Ralphson
Authorized Signer for Standard Bank and Trust Company
Patricia Ralphson, AVP & TO

By: Donna Diviero
Authorized Signer for Standard Bank and Trust Company
Donna Diviero, ATO

LENDER:

STANDARD BANK AND TRUST COMPANY

x James Agnew
Authorized Signer

This instrument is signed, sealed and delivered by STANDARD BANK AND TRUST COMPANY, solely in its capacity as Trustee as aforesaid. Any and all duties, obligations and liabilities of the Trustee hereunder are to be performed by said STANDARD BANK AND TRUST COMPANY only as such Trustee. Any claims, demands and liabilities which may at any time be asserted against the trustee hereunder shall be paid, collected or satisfied against only the property or assets in the possession of said STANDARD BANK AND TRUST COMPANY as Trustee as aforesaid, and the said STANDARD BANK AND TRUST COMPANY does not undertake, nor shall it have any personal or individual liability or obligation of any nature whatsoever by virtue of the execution and delivery hereof, nor shall STANDARD BANK AND TRUST COMPANY, either individually or as Trustees, be under any duty or obligation to sequester the rents, issues and profits arising from the property described or any other property which it may hold under the terms and conditions of said Trust Agreement.

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

Loan No: 4195310101

Page 3

TRUST ACKNOWLEDGMENT

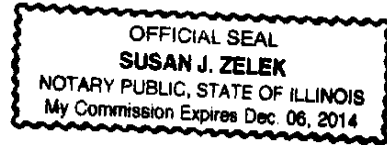
STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 11th day of November, 2013 before me, the undersigned Notary Public, personally appeared Patricia Ralphson, AVP & TO of Standard Bank and Trust Company, Trustee of Standard Bank and Trust Company, Trust No. 16668 and Donna Diviero, ATO of Standard Bank and Trust Company, Trustee of Standard Bank and Trust Company, Trust No. 16668, and known to me to be authorized trustees or agents 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 they are authorized to execute this Modification and in fact executed the Modification on behalf of the trust.

By Susan J. Zelek Residing at 7800 W. 95th St., Hickory Hills, IL 604

Notary Public in and for the State of Illinois

My commission expires 12/06/14



Property of Cook County Clerk's Office

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

Loan No: 4195310101

Page 4

LENDER ACKNOWLEDGMENT

STATE OF Illinois)
)
 COUNTY OF Cook) SS
)



On this 11th day of November, 2013 before me, the undersigned Notary Public, personally appeared KENNIFER OSANOVICH and known to me to be the AVP, authorized agent for **STANDARD BANK AND TRUST COMPANY** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **STANDARD BANK AND TRUST COMPANY**, duly authorized by **STANDARD BANK AND 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 **STANDARD BANK AND TRUST COMPANY**.

By Kimberly A. Errant Residing at _____

Notary Public in and for the State of Illinois

My commission expires 3.12.15

COOK County Clerk's Office