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RECORDATION REQUESTED BY:

STANDARD BANK AND
TRUST COMPANY
REAL ESTATE
7725 W. 98TH STREET
HICKORY HILLS, IL 60457



Doc#: 1400719035 Fee: \$42.00
RHSP Fee: \$9.00 RPPF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/07/2014 09:39 AM Pg: 1 of 3

WHEN RECORDED MAIL TO:

STANDARD BANK AND
TRUST COMPANY
REAL ESTATE
7725 W. 98TH STREET
HICKORY HILLS, IL 60457

SEND TAX NOTICES TO:

STANDARD BANK AND
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REAL ESTATE
7725 W. 98TH STREET
HICKORY HILLS, IL 60457

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This Modification of Mortgage prepared by:

Melissa Vasquez, Loan Documentation Specialist
STANDARD BANK AND TRUST COMPANY
7725 W. 98TH STREET
HICKORY HILLS, IL 60457

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated November 21, 2013, is made and executed between Alberto Ramirez, whose address is 26W214 Pinehurst Dr., Winfield, IL 60190 (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 June 17, 2013 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

A Mortgage and Assignment of Rents recorded July 26, 2013 as Document Numbers 1320757316 and 1320757317.

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

THE NORTH 200 FEET OF LOT 3 EXCEPT THE EAST 933 FEET IN OWNERS DIVISION OF THE EAST 70 ACRES (EXCEPT THE NORTH 15 ACRES THEREOF AND EXCEPT THE EAST 33 FEET THEREOF TAKEN FOR STREET) OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE, ALSO THAT PART OF THE NORTHEAST QUARTER OF SAID SECTION 4 LYING WEST OF THE ABOVE DESCRIBED PROPERTY AND LYING EAST OF THE WEST 80 ACRES OF SAID QUARTER SECTION, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 2601 W. LeMoyné Ave., Melrose Park, IL 60160. The Real Property tax identification number is 15-04-204-017-0000.

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

MGR

mtr 13-18018 1/7/14

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

Loan No: 4424670001

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The principal amount of the Promissory Note is increased to \$2,000,000.00. Repayment is modified as follows: Borrower will pay this loan in one payment of all outstanding principal plus all accrued unpaid interest on May 5, 2014. In addition, Borrower will pay regular monthly payments of all accrued unpaid interest due as of each payment date, beginning December 5, 2013, with all subsequent interest payments to be due on the same day of each month after that as more fully set out a Change in Terms Agreement of the same date herewith incorporated herein by this reference.

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 NOVEMBER 21, 2013.

GRANTOR:

X



Alberto Ramirez

LENDER:

STANDARD BANK AND TRUST COMPANY



Authorized Signer

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 4424670001

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INDIVIDUAL ACKNOWLEDGMENT

STATE OF IL)
) SS
 COUNTY OF COOK)

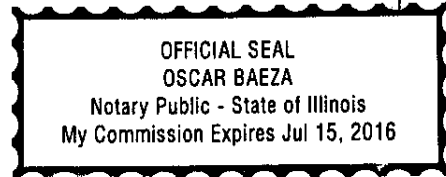
On this day before me, the undersigned Notary Public, personally appeared **Alberto Ramirez**, to me known to be the individual described in and who executed the Modification of Mortgage, and acknowledged that he or she signed the Modification as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 26 day of November, 2013.

By *Alberto Ramirez* Residing at 6 S Lathin Chicago, IL 60607

Notary Public in and for the State of IL

My commission expires 7/15/14



LENDER ACKNOWLEDGMENT

STATE OF Illinois)
) SS
 COUNTY OF COOK)



On this 24th day of November, 2013 before me, the undersigned Notary Public, personally appeared Beth Melcoun 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 *Mary B Shomody* Residing at 7800 W. 95th St. Hickory Hills IL.

Notary Public in and for the State of IL

My commission expires 11.24.2017