

UNOFFICIAL COPY



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

Doc#: 1402326103 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/23/2014 04:00 PM 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:
Ange Tofil
STANDARD BANK AND TRUST COMPANY
7725 W. 98TH STREET
HICKORY HILLS, IL 60457

14017-57
BOX 162

S
P
S
SC
INT

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated January 6, 2014, is made and executed between Trust No. 20701, 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 December 4, 2009 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

A Mortgage and Assignment of Rents recorded December 15, 2009, as Document Numbers 0934933074 and 0934933075. A Modification of Mortgage recorded. A Modification of Mortgage recorded March 29, 2013 as Document Number 1308833016.

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

LOT 8 IN BLOCK 4 IN COOPER'S HAZELCREST MANOR, BEING A SUBDIVISION OF THE EAST 443 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 16784 South Western Avenue, Hazel Crest, IL 60429. The Real Property tax identification number is 28-25-211-025-0000.

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

The principal amount of the Promissory Note is increased to \$175,000.00. Repayment is modified as follows: Borrower will pay this loan in full immediately upon Lender's demand. Borrower will pay regular

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

Loan No: 5454630001

Page 2

monthly payments of all accrued unpaid interest due as of each payment date, beginning February 5, 2014, with all subsequent interest payments to be due on the same day of each month after that as more fully set out in 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 JANUARY 6, 2014.

GRANTOR:

TRUST NO. 20701

STANDARD BANK AND TRUST COMPANY, not personally but as Trustee under that certain trust agreement dated 11-05-2009 and known as Trust No. 20701.

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

By: Heather Raineri Heather Raineri, ATO
Authorized Signer for Standard Bank and Trust Company

LENDER:

STANDARD BANK AND TRUST COMPANY

x Jennifer Oganovich
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 of record, and the said STANDARD BANK AND TRUST COMPANY does not, whatsoever, 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: 5454630001

Page 3

TRUST ACKNOWLEDGMENT

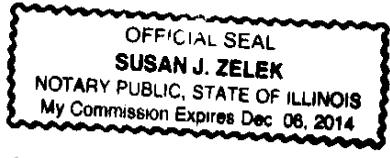
STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 9th day of January, 2014 before me, the undersigned Notary Public, personally appeared Patricia Ralphson, AVP, Heather Raineri, AIO of Standard Bank and Trust Company, Trustee of Trust No. 20701 and _____ of Standard Bank and Trust Company, Trustee of Trust No. 20701, 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 _____

Notary Public in and for the State of _____

My commission expires _____



PROPERTY OF COOK COUNTY CLERK'S OFFICE

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

Loan No: 5454630001

Page 4

LENDER ACKNOWLEDGMENT

STATE OF Illinois)

COUNTY OF Cook)



On this 9th day of January, 2014 before me, the undersigned Notary Public, personally appears DENNIS PER DRAGOVICH 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 other wise 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

PROCESSED BY COOK COUNTY CLERK'S OFFICE