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Main Office
6400 N. Northwest Highway
Chicago, IL 60631

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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/25/2014 11:44 AM Pg: 1 of 4

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6400 N. Northwest Highway
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FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

MODIFICATION OF MORTGAGE



#####%0740%02252014%#####

THIS MODIFICATION OF MORTGAGE dated February 25, 2014, is made and executed between Anthony J. Montemurro and ~~Karen A. Yarbrough~~ Montemurro, Husband and Wife (referred to below as "Grantor") and Signature Bank, whose address is 6400 N. Northwest Highway, Chicago, IL 60631 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated February 9, 2012 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

RECORDED ON JUNE 8, 2012 AS DOCUMENT NO. 1216055054.

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

PARCEL 1: LOT 10 IN CLUB PARK SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS. PARCEL 2: 1/12 INTEREST IN LOT 13 IN CLUB PARK SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN. ALSO, 1/12 INTEREST IN THAT PART CLUB PARK SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESIGNATED AND SHOWN ON PLAT DOCUMENT 332796, AS PRIVATE SIDEWALK 5 FEET IN WIDTH BETWEEN LOTS 7 AND 8

The Real Property or its address is commonly known as 924 Club Circle, Glenview, IL 60025. The Real Property tax identification number is 04-36-300-006-0000, 04-36-300-009-0000.

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

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

THE TERMS OF THE NOTE WITHIN THE ORIGINAL MORTGAGE DATED FEBRUARY 9, 2012 WILL BE MODIFIED AS FOLLOWS:

Note. The word "Note" means the promissory note dated February 25, 2014, in the original principal amount of **\$45,000.00** from Borrower to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement. The interest rate on the Note is a variable interest rate based upon an index. The index currently is 3.250% per annum. Interest on the unpaid principal balance of the Note will be calculated using a rate of 1.000 percentage point over the Index. Payments on the Note are to be made in accordance with the following payment schedule: in one payment of all outstanding principal plus all accrued unpaid interest on February 25, 2015. In addition, Borrower will pay regular monthly payments of all accrued unpaid interest due as of each payment date, beginning March 14, 2014, with all subsequent interest payments to be due on the same day of each month after that. If the index increases, the payments tied to the index, and therefore the total amount secured hereunder, will increase. Any variable interest rate tied to the index shall be calculated as of, and shall begin on, the commencement date indicated for the applicable payment stream. **NOTICE:** Under no circumstances shall the interest rate on this Note be less than 6.500% per annum or more than (except for any higher default rate shown in the Note) the lesser of 18.000% per annum or the maximum rate allowed by applicable law. **NOTICE TO GRANTOR: THE NOTE CONTAINS A VARIABLE INTEREST RATE.**

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 FEBRUARY 25, 2014.

GRANTOR:

X

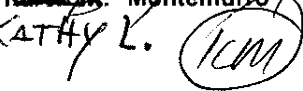



Anthony J. Montemurro

X



Anthony J. Montemurro




KATHY L. 

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MODIFICATION OF MORTGAGE (Continued)

LENDER:

SIGNATURE BANK

X 
Authorized Signer

INDIVIDUAL ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

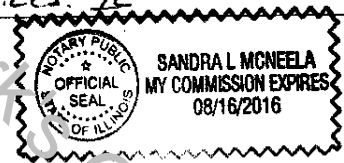
On this day before me, the undersigned Notary Public, personally appeared **Anthony J. Montemurro and Karen M. Montemurro**, to me known to be the individuals described in and who executed the Modification of Mortgage, and acknowledged that they signed the Modification as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 4TH day of MARCH, 20 14.

By Sandra L. McNeela Residing at NILES, IL

Notary Public in and for the State of ILLINOIS

My commission expires 08/16/16



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MODIFICATION OF MORTGAGE (Continued)

LENDER ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

On this 4th day of MARCH, 2014 before me, the undersigned Notary Public, personally appeared William Dwyer and known to me to be the Officer, authorized agent for **Signature Bank** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Signature Bank**, duly authorized by **Signature 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 **Signature Bank**.

By Sandra L. McNeela Residing at NILES IL

Notary Public in and for the State of ILLINOIS

My commission expires 08/16/2016

