

# UNOFFICIAL COPY

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

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



Doc#: 1409342110 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/03/2014 02:56 PM Pg: 1 of 4

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

This Modification of Mortgage prepared by:  
Agnes K.  
STANDARD BANK AND TRUST COMPANY  
7800 West 95th Street  
Hickory Hills, IL 60457

14091-85  
BOX 162

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INT

## MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated November 5, 2013, is made and executed between Standard Bank and Trust Company, not personally but as Trustee on behalf of Trust No. 17775 dated June 19, 2003, whose address is 7800 W. 95th St., 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 November 1, 2012 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Mortgage and Assignment of Rents recorded May 3, 2013 as Document Nos. 1312333189 and 1312333190.

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

LOT 42 IN BLOCK 2 IN H. C. BUECHNER'S SUBDIVISION OF BLOCK 2 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE EAST HALF OF THE SOUTHEAST QUARTER THEREOF) ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 751687, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 3936 N. Hermitage Ave., Chicago, IL 60613. The Real Property tax identification number is 14-19-205-016-0000.

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

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## MODIFICATION OF MORTGAGE (Continued)

Loan No: 4024500101

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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 November 1, 2012, in the original principal amount of \$200,000.00 from Borrower to Lender, together with all renewals of, extensions of, 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 endorser 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 5, 2013.**

**GRANTOR:**

TRUST NO. 17775

**STANDARD BANK AND TRUST COMPANY, not personally but as Trustee under that certain trust agreement dated 06-19-2003 and known as Trust No. 17775.**

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

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

**LENDER:**

**STANDARD BANK AND TRUST COMPANY**

x Kelly B...  
Authorized Signer

This instrument is signed, sealed and delivered by STANDARD BANK AND TRUST COMPANY, such in its corporate name as Attorney-in-Fact of all duties, obligations and responsibilities of the Trustee hereunder, together with all renewals, modifications, extensions, consolidations, substitutions 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. STANDARD BANK AND TRUST COMPANY, not personally but as Trustee under that certain trust agreement dated 06-19-2003 and known as Trust No. 17775, under the terms and conditions of said Trust Agreement, the rents, issues and profits of the property described herein to be held under the terms and conditions of said Trust Agreement.

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## MODIFICATION OF MORTGAGE (Continued)

Loan No: 4024500101

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### TRUST ACKNOWLEDGMENT

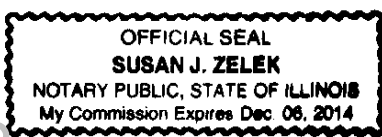
STATE OF Illinois )  
 ) SS  
 COUNTY OF Cook )

On this 20th day of March, 2014 before me, the undersigned Notary Public, personally appeared Patricia Ralphson, AVP of Standard Bank and Trust Company, Trustee of Trust No. 17775 and Donna Diviero, ATO of Standard Bank and Trust Company, Trustee of Trust No. 17775, 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 \_\_\_\_\_



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## MODIFICATION OF MORTGAGE (Continued)

Loan No: 4024500101

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### LENDER ACKNOWLEDGMENT

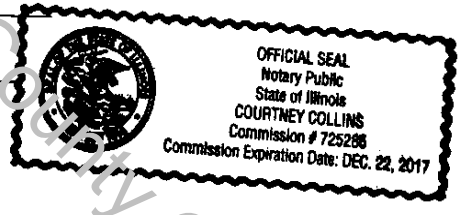
STATE OF Illinois )  
 )  
 COUNTY OF Cook ) SS  
 )

On this 5<sup>th</sup> day of March, 2014 before me, the undersigned Notary Public, personally appeared \_\_\_\_\_ and known to me to be the \_\_\_\_\_, 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 Courtney Collins Residing at \_\_\_\_\_

Notary Public in and for the State of Illinois

My commission expires 12.22.2017



County Clerk's Office