

# UNOFFICIAL COPY

RECORDATION REQUESTED BY:  
STANDARD BANK AND  
TRUST COMPANY  
EASTERN REGION  
7725 WEST 98th STREET  
HICKORY HILLS, IL 60457

WHEN RECORDED MAIL TO:  
STANDARD BANK AND  
TRUST COMPANY  
EASTERN REGION  
7725 WEST 98th STREET  
HICKORY HILLS, IL 60457



Doc#: 1410842079 Fee: \$88.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/18/2014 09:53 AM Pg: 1 of 4

SEND TAX NOTICES TO:  
STANDARD BANK AND  
TRUST COMPANY  
EASTERN REGION  
7725 WEST 98th STREET  
HICKORY HILLS, IL 60457

This Modification of Mortgage prepared by:  
Angie Tofil  
STANDARD BANK AND TRUST COMPANY  
7725 WEST 98th STREET  
HICKORY HILLS, IL 60457

## MODIFICATION OF MORTGAGE

14106-35  
BOX 162

THIS MODIFICATION OF MORTGAGE dated March 11, 2014, is made and executed between Standard Bank and Trust Company, not personally but as Trustee on behalf of Trust No. 21100 dated August 29, 2011, 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 WEST 98th STREET, HICKORY HILLS, IL 60457 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated July 5, 2012 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Mortgage and Assignment of Rents recorded August 8, 2012 as Document Nos. 1222133089 and 1222133090; a Modification of Mortgage recorded September 26, 2012 as Document No. 1326933170 and Modification of Mortgage recorded 03-27-14 as Document No. 1408672145

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

THE SOUTH 62.42 FEET OF LOT 37 AND THE SOUTH 62.42 FEET OF THE WEST 0.65 FEET OF LOT 36 IN TRUSTEE'S SUBDIVISION OF BLOCK 15 IN LAFLIN, SMITH AND DYER'S SUBDIVISION OF THE NORTH EAST 1/4 (EXCEPT 1.28 ACRES IN THE NORTH EAST CORNER) IN SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 952-956 W. Addison St., Chicago, IL 60613. The Real Property tax identification number is 14-20-228-035-0000.

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

Loan No: 4045049009

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**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 July 5, 2012, in the original principal amount of \$1,500,000.00 from Borrower to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, restatements of and substitutions for the Note, including but not limited to the Change in Terms dated March 11, 2014 wherein the principal amount of the Note is increased to \$2,750,000.00, 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 MARCH 11, 2014.**

**GRANTOR:****TRUST NO. 21100**

**STANDARD BANK AND TRUST COMPANY, not personally but as Trustee under that certain trust agreement dated 08-29-2011 and known as Trust No. 21100.**

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

By: Jay Faler Jay Faler, aVP  
Authorized Signer for Standard Bank and Trust Company

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, its 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.

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## MODIFICATION OF MORTGAGE (Continued)

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LENDER:

STANDARD BANK AND TRUST COMPANY

x Anna M. Mendoza, AVP  
Authorized Signer

### TRUST ACKNOWLEDGMENT

STATE OF Illinois )  
 ) SS  
COUNTY OF Cook )

On this 17th 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. 21100 and Jay Faler, AVP of Standard Bank and Trust Company, Trustee of Trust No. 21100, 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: 4045049009

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### LENDER ACKNOWLEDGMENT

STATE OF Illinois )  
 ) SS  
 COUNTY OF COOK )

On this 7th day of April, 2014 before me, the undersigned Notary Public, personally appeared Anna Mendoza 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 Peggy Crosby Residing at Hickory Hills  
 Notary Public in and for the State of Illinois  
 My commission expires 8-20-14

