

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

SEND TAX NOTICES TO:

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



Doc#: 1430942022 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/05/2014 09:00 AM Pg: 1 of 4

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

COOK COUNTY CLERK ONLY
14301-98
BOX 162
S ✓
P ✓
S ✓
SC ✓
INT ✓

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated September 26, 2014, is made and executed between Harmony on Ewing, LLC, whose address is 10602 S. Ewing Ave., Chicago, IL 60617 (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 21, 2005 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

A Mortgage and Assignment of Rents recorded August 2, 2005 as Document Nos. 0521402248 and 0521402249. Modification of Mortgage recorded April, 2010 as Document No. 1009526496. Modification of Mortgage recorded August 8, 2012 as Document No. 1222133066.

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

LOTS 23 AND 24 IN BLOCK 36 IN IRONWORKER'S ADDITION TO SOUTH CHICAGO, A SUBDIVISION OF THE SOUTH FRACTIONAL 1/2 OF SECTION 8, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 3650-3660 E. 106th St., Chicago, IL 60617. The Real Property tax identification number is 26-08-330-043.

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:

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

Loan No: 101540368

Page 2

The word "Note" means the promissory note dated July 21, 2005, in the original principal amount of \$320,000.00, 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.

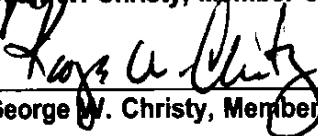
GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED SEPTEMBER 26, 2014.

GRANTOR:

HARMONY ON EWING, LLC

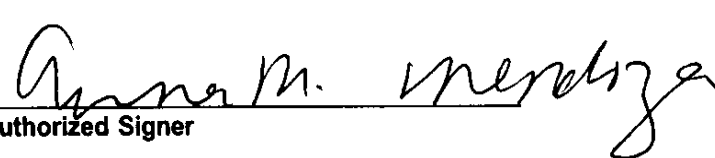
By: 
Nicholas W. Christy, Manager of Harmony on Ewing, LLC

By: 
Dean W. Christy, Member of Harmony on Ewing, LLC

By: 
George W. Christy, Member of Harmony on Ewing, LLC

LENDER:

STANDARD BANK AND TRUST COMPANY

x 
Authorized Signer

COOK County Clerk's Office

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

Loan No: 101540368

Page 3

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

On this 6TH day of OCTOBER, 2014 before me, the undersigned Notary Public, personally appeared **Nicholas W. Christy, Manager of Harmony on Ewing, LLC; Dean W. Christy, Member of Harmony on Ewing, LLC; and George W. Christy, Member of Harmony on Ewing, LLC**, and known to me to be members or designated agents of the limited liability company that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, 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 limited liability company.

By Margaret M. Korzeniewski Residing at 10602 S. EWING AVENUE
CHICAGO, IL 60617

Notary Public in and for the State of ILLINOIS

My commission expires July 22, 2016



PROFESSIONAL COOK County Clerk's Office

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

Loan No: 101540368

Page 4

LENDER ACKNOWLEDGMENT

STATE OF IL)

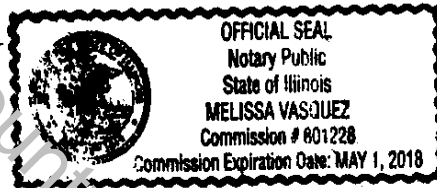
COUNTY OF Cook) SS

On this 10th day of October, 2014 before me, the undersigned Notary Public, personally appeared Anna Mendez and known to me to be the Officer, 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 Melina Vasquez Residing at Cook, IL

Notary Public in and for the State of IL

My commission expires May 1, 2018



Cook County Clerk's Office