

UNOFFICIAL COPY

RECORDATION REQUESTED BY:

STANDARD BANK AND
TRUST COMPANY
COMMERCIAL
7725 W. 98TH STREET
HICKORY HILLS, IL 60547

WHEN RECORDED MAIL TO:

STANDARD BANK AND
TRUST COMPANY
COMMERCIAL
7725 W. 98TH STREET
HICKORY HILLS, IL 60547

SEND TAX NOTICES TO:

STANDARD BANK AND
TRUST COMPANY
COMMERCIAL
7725 W. 98TH STREET
HICKORY HILLS, IL 60547



Doc#: 1434642068 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/12/2014 01:54 PM Pg: 1 of 4

This Modification of Mortgage prepared by:

Angle Tofil, Loan Documentation Specialist
STANDARD BANK AND TRUST COMPANY
7725 W. 98TH STREET
HICKORY HILLS, IL 60547

14339-66
BOX 162

S ☒
P ☒
S ☒
SC ☒
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MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated July 5, 2014, is made and executed between Wilson-Bell, Inc., whose address is 335 West 194th Street, Glenwood, IL 60425 (referred to below as "Grantor") and STANDARD BANK AND TRUST COMPANY, whose address is 7725 W. 98TH STREET, HICKORY HILLS, IL 60547 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated July 20, 2012 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

A Mortgage and Assignment of Rents recorded August 14, 2012 as Document Numbers 1222733060 and 1222733061. Modification of Mortgage recorded July 22, 2013 as Document Number 132033100.

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

PARCEL 1: A TRACT OF LAND COMPRISING PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID TRACT OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTH 1/2 OF NORTHEAST 1/4 OF SECTION 9, SAID POINT BEING 348.33 FEET WEST OF THE INTERSECTION OF SAID NORTH LINE WITH THE WESTERLY LINE OF THE 50 FEET WIDE STRIP OF LAND LYING WESTERLY OF AND ADJOINING THE RIGHT OF WAY OF THE BALTIMORE AND OHIO, CHICAGO TERMINAL RAILROAD (SAID 50 FEET WIDE STRIP CONVEYED TO PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS BY DEED RECORDED JULY 8, 1922 AS DOCUMENT 7567576); RUNNING THENCE WEST ALONG SAID NORTH LINE, A DISTANCE OF 165 FEET; THENCE SOUTH PERPENDICULAR TO SAID NORTH LINE, A DISTANCE OF 550 FEET TO THE NORTH LINE OF 194TH STREET; THENCE EAST

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PARALLEL WITH SAID NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, AND ALONG SAID NORTH LINE OF 194TH STREET, A DISTANCE OF 165 FEET; THENCE NORTH, PERPENDICULAR TO SAID NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, A DISTANCE OF 550 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: A TRACT OF LAND COMPRISING PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, SAID TRACT OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, SAID POINT BEING 513.33 FEET WEST OF THE INTERSECTION OF SAID NORTH LINE WITH THE WESTERLY LINE OF THE 50 FOOT STRIP OF LAND LYING WESTERLY OF AND ADJOINING THE RIGHT OF WAY OF THE BALTIMORE AND OHIO, CHICAGO TERMINAL RAILROAD (SAID 50 FOOT STRIP CONVEYED TO PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS BY DEED RECORDED JULY 8, 1922, AS DOCUMENT NO. 7567576) I RUNNING THENCE WEST ALONG SAID NORTH LINE, A DISTANCE OF 115 FEET; THENCE SOUTH PERPENDICULAR TO SAID NORTH LINE, A DISTANCE OF 550 FEET TO THE NORTH LINE OF 194TH STREET; THENCE EAST PARALLEL WITH SAID NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 9 AND ALONG SAID NORTH LINE OF 194TH STREET, A DISTANCE OF 115 FEET; THENCE NORTH, PERPENDICULAR TO SAID NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, A DISTANCE OF 550 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 335 W. 194th St., Glenwood, IL 60425. The Real Property tax identification number is 32-09-201-016.

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 20, 2012, in the original principal amount of \$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 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.

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GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED JULY 5, 2014.

GRANTOR:

WILSON-BELL INC

By:


 Nick L. Wilson, President of Wilson-Bell, Inc.

LENDER:

STANDARD BANK AND TRUST COMPANY

X


 Authorized Signer
CORPORATE ACKNOWLEDGMENT

STATE OF

Illinois

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) SS

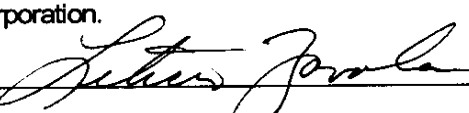
COUNTY OF

Cook

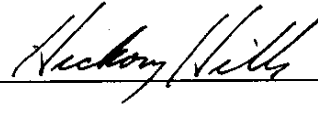
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On this 17th day of November, 2014 before me, the undersigned Notary Public, personally appeared Nick L. Wilson, President of Wilson-Bell, Inc., and known to me to be an authorized agent of the corporation that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the corporation.

By



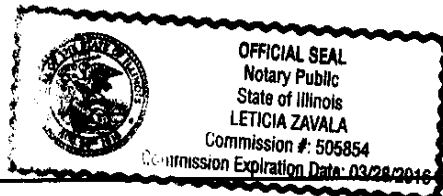
Residing at



Notary Public in and for the State of

Illinois

My commission expires

03-28-2016

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LENDER ACKNOWLEDGMENT

STATE OF Illinois)
) SS
COUNTY OF Cook)

On this 17th day of November, 2014 before me, the undersigned Notary Public, personally appeared Stephen Rooney and known to me to be the Vice President, 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 Leticia Zavala Residing at Hickory Hills
Notary Public in and for the State of Illinois

My commission expires 03-28-2016

