

RECORDATION REQUESTED BY:
FNBC Bank and Trust
620 W. Burlington Avenue
La Grange, IL 60525

WHEN RECORDED MAIL TO:
FNBC Bank and Trust
620 W. Burlington Avenue
La Grange, IL 60525

SEND TAX NOTICES TO:
James P Donahue
Mary J Donahue
921 N Spring Ave
La Grange Park, IL 60526

FOR RECORDER'S USE ONLY

H25346932

This Modification of Mortgage prepared by:
Central Loan Operations
FNBC Bank and Trust
620 W. Burlington Avenue
La Grange, IL 60525

Chicago Title

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated January 1, 2015, is made and executed between James P Donahue and Mary J Donahue, husband and wife, as joint tenants, whose address is 921 N Spring Ave, La Grange Park, IL 60526 (referred to below as "Grantor") and FNBC Bank and Trust, whose address is 620 W. Burlington Avenue, La Grange, IL 60525 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated November 17, 2004 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Mortgage dated November 17, 2004 and recorded on November 24, 2004 as document number 0432902018 with the Cook County Recorder of Deeds. An Assignment of Rents dated July 1, 2013 and recorded on July 31, 2013 as document number 1321245051 with the Cook County Recorder of Deeds.

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

UNIT NUMBER 1 IN 1003-1007 EAST 31ST STREET CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 199, 200, 201 AND 202 IN ELM TERRACE, A SUBDIVISION OF THE EAST 1/4 (EXCEPT THE WEST 30 RODS THEREOF) IN SECTION 28, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 8, 2002 AS DOCUMENT NUMBER 0021105392; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

The Real Property or its address is commonly known as 1007 East 31st Street, La Grange Park, IL 60526. The Real Property tax identification number is 15-28-429-032-1001.

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

- 1. The mortgage maturity date is deleted.

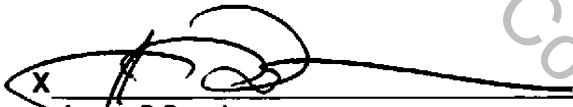
UNOFFICIAL COPY**MODIFICATION OF MORTGAGE
(Continued)**

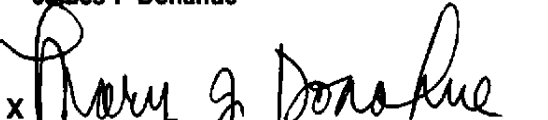
Page 2

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 JANUARY 1, 2015.

GRANTOR:

X 
James P Donahue

X 
Mary J Donahue

LENDER:

FNBC BANK AND TRUST

X 
Karen A Mitchell, Senior Vice President

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MODIFICATION OF MORTGAGE (Continued)

INDIVIDUAL ACKNOWLEDGMENT

STATE OF IL)
)
) SS
 COUNTY OF COOK)

On this day before me, the undersigned Notary Public, personally appeared James P Donahue and Mary J Donahue, 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 15 day of JANUARY, 20 15.

By [Signature] Residing at _____

Notary Public in and for the State of _____

My commission expires _____



LENDER ACKNOWLEDGMENT

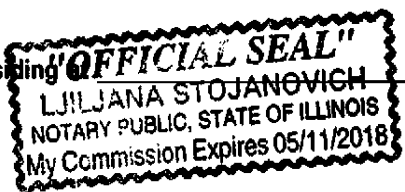
STATE OF IL)
)
) SS
 COUNTY OF COOK)

On this 15 day of JANUARY, 2015 before me, the undersigned Notary Public, personally appeared Karen A Mitchell and known to me to be the Senior Vice President, authorized agent for FNBC Bank and Trust that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of FNBC Bank and Trust, duly authorized by FNBC Bank and Trust 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 FNBC Bank and Trust.

By [Signature] Residing _____

Notary Public in and for the State of IL

My commission expires _____



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MODIFICATION OF MORTGAGE (Continued)

Page 4

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