

# UNOFFICIAL COPY

**RECORDATION REQUESTED BY:**

Forest Park National Bank &  
Trust Co  
Madison Street  
7348 West Madison Street  
Forest Park, IL 60130

**WHEN RECORDED MAIL TO:**

Forest Park National Bank &  
Trust Co  
Madison Street  
7348 West Madison Street  
Forest Park, IL 60130



Doc#: 1506242065 Fee: \$46.00  
RHSP Fee: \$9.00 APRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/03/2015 01:16 PM Pg: 1 of 5

This Modification of Mortgage prepared by:  
Kathryn Kendall, Loan Processor  
Forest Park National Bank & Trust Co  
7348 West Madison Street  
Forest Park, IL 60130

15057-47  
BOX 162

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P 3  
S ✓  
SC ✓  
INT e

## MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated February 15, 2015, is made and executed between Koal Enterprises, Inc. (referred to below as "Grantor") and Forest Park National Bank & Trust Co, whose address is 7348 West Madison Street, Forest Park, IL 60130 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated November 14, 2013 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Mortgage and Assignment of Rents to Lender on real property located at 7705 W 60th, Summit, IL 60501 dated November 14, 2013 and recorded November 15, 2013 with Cook County Recorder of Deeds as Document Numbers 1331944089 and 1331944090 respectively.

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

See ATTACHED EXHIBIT "A", which is attached to this Modification and made a part of this Modification as if fully set forth herein.

The Real Property or its address is commonly known as 7705 W 60th Street, Summit, IL 60510. The Real Property tax identification number is 18-13-303-033-0000 & 18-13-303-037-0000.

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

The definition of "Note" is amended to mean the Promissory Note dated February 15, 2015 in the original principal amount of \$400,000.00 from Grantor and/or Borrower to Lender, together with all renewals of, extensions of, modifications of, change in terms of, refinancings of, consolidations of and substitutions for the Promissory Note or agreement.

**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

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(Continued)**

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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 FEBRUARY 15, 2015.**

GRANTOR:

KOAL ENTERPRISES, INC.

By: 

Constantino Nitchoff, President of Koal Enterprises, Inc.

LENDER:

FOREST PARK NATIONAL BANK &amp; TRUST CO

x 

Authorized Signer

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## MODIFICATION OF MORTGAGE (Continued)

### CORPORATE ACKNOWLEDGMENT

STATE OF Illinois )  
 ) SS  
 COUNTY OF Cook )

On this 20<sup>th</sup> day of February, \_\_\_\_\_ before me, the undersigned Notary Public, personally appeared **Constantino Nitchoff, President of Koal Enterprises, 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 William Kroepelin Residing at 7348 Madison - Forest Park Jr

Notary Public in and for the State of IL

My commission expires 11-29-16



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## MODIFICATION OF MORTGAGE (Continued)

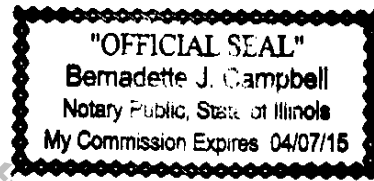
### LENDER ACKNOWLEDGMENT

STATE OF Illinois )  
 ) SS  
 COUNTY OF COOK )

On this 9<sup>th</sup> day of February, 2015 before me, the undersigned Notary Public, personally appeared Chris Prithvi and known to me to be the Commercial Loan Officer, authorized agent for **Forest Park National Bank & Trust Co** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Forest Park National Bank & Trust Co**, duly authorized by **Forest Park National Bank & Trust Co** 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 **Forest Park National Bank & Trust Co**.

By Bernadette J. Campbell Residing at 10 16 1/2 North Blvd, Oak Park IL 60301  
 Notary Public in and for the State of Illinois

My commission expires April 7, 2015



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## EXHIBIT A

### PARCEL 1:

LOT 10 IN JALOVEC'S SUBDIVISION, BEING A SUBDIVISION OF LOT 7 AND PART OF LOT 8 IN THE RESUBDIVISION OF LOTS 1 AND 2 IN ELGIN MOTOR CORPORATION SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

LOT 9 (EXCEPT THE SOUTH 15 FEET THEREOF) IN JALOVEC'S SUBDIVISION, BEING A SUBDIVISION OF LOT 7 AND PART OF LOT 8 IN THE RESUBDIVISION OF LOTS 1 AND 2 IN ELGIN MOTOR CORPORATION SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 3:

THAT PART OF LOT 8 (EXCEPT THE SOUTH 15 FEET THEREOF) IN THE RESUBDIVISION OF LOTS 1 AND 2 IN ELGIN MOTOR CORPORATION SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTH LINE OF SAID LOT 8, 215 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 8; THENCE NORTHEASTERLY 91 DEGREES 36 MINUTES AS MEASURED FROM THE WEST TO THE NORTHEAST, 234.6 FEET TO A POINT ON THE WESTERLY LINE OF LOT 10 IN JALOVEC'S SUBDIVISION OF LOT 7 AND PART OF LOT 8 IN THE AFOREMENTIONED RESUBDIVISION OF LOTS 1 AND 2 IN ELGIN MOTOR CORPORATION SUBDIVISION, SAID POINT BEING 26 FEET NORTHERLY OF THE SOUTHWEST CORNER OF SAID LOT 10, THENCE SOUTHERLY ALONG THE WESTERLY LINE OF LOT 10 AND LOT 9 IN THE AFORESAID JALOVEC'S SUBDIVISION, 235.97 FEET TO THE SOUTH LINE OF AFORESAID LOT 8, THENCE WEST ON SAID SOUTH LINE OF LOT 8, 19.26 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN: 18-13-303-033-0000 AND 18-13-303-037-0000