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RECORDATION REQUESTED BY:
PARKWAY BANK AND TRUST
COMPANY
4800 N. HARLEM AVENUE
HARWOOD HEIGHTS, IL
60706



Doc#: 1509956017 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/09/2015 11:31 AM Pg: 1 of 5

WHEN RECORDED MAIL TO:
PARKWAY BANK AND TRUST
COMPANY
4800 N. HARLEM AVENUE
HARWOOD HEIGHTS, IL
60706

SEND TAX NOTICES TO:
PARKWAY BANK AND TRUST
COMPANY
4800 N. HARLEM AVENUE
HARWOOD HEIGHTS, IL
60706

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:
Marianne L. Wagener
Parkway Bank & Trust Company
4800 N. Harlem Ave.
Harwood Heights, IL 60706

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated March 31, 2015, is made and executed between Lakeside Bank, not personally but as Trustee on behalf of Lakeside Bank, as Trustee under Trust Agreement dated August 17, 2012 and known as Trust Number 20-1017 (referred to below as "Grantor") and PARKWAY BANK AND TRUST COMPANY, whose address is 4800 N. HARLEM AVENUE, HARWOOD HEIGHTS, IL 60706 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated November 7, 2013 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

a Mortgage recorded as document number 1332449089 on 11/20/2013 and an Assignment of rents recorded as document number 1332449090 on 11/20/2013.

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

THE EAST 260 FEET OF THE SOUTH 50 FEET OF LOT 4 (EXCEPT THE EAST 60 FEET THEREOF TAKEN FOR DREXEL BOULEVARD) IN BLOCK 3 IN WALKER AND STINSON'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

The Real Property or its address is commonly known as 4418 S. Drexel Boulevard, Chicago, IL 60653. The Real Property tax identification number is 20-02-305-017-0000.

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

IN ADDITION TO ALL OTHER OBLIGATIONS AND INDEBTEDNESS SECURED BY THE MORTGAGE, THE

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 10

Page 2

MORTGAGE ALSO SECURES, WITHOUT LIMITATION, THE "PROMISSORY NOTE" FROM BORROWER TO LENDER DATED 03/25/2015 IN THE PRINCIPAL FACE AMOUNT OF \$279,053.00 (TOGETHER WITH ALL AMENDMENTS, MODIFICATIONS, EXTENSIONS, REPLACEMENTS, RENEWALS AND CONSOLIDATIONS THEREOF). THIS PROMISSORY NOTE EVIDENCES A MODIFICATION (INCLUDING PRINCIPAL FACE AMOUNT INCREASE) AND RESTATEMENT OF THE PRIOR NOTE FROM BORROWER TO LENDER DATED 11/07/2013 IN THE PRINCIPAL FACE AMOUNT OF \$200,000.00 ALL REFERENCES TO THE "LOAN" IN ANY OF THE RELATED DOCUMENTS ARE HEREBY MODIFIED TO REFLECT THE LOAN AS EVIDENCED BY THIS NEW PROMISSORY NOTE. THE MAXIMUM PRINCIPAL AMOUNT OF INDEBTEDNESS SECURED BY THE MORTGAGE (NOT INCLUDING SUMS ADVANCED TO PROTECT THE SECURITY OF THE MORTGAGE) IS HEREBY INCREASED TO \$558,106.00. ALL OTHER TERMS AND PROVISIONS OF THE MORTGAGE REMAIN THE SAME.

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.

ATTORNEYS' FEES, COSTS AND EXPENSES. Borrower/Grantor/Pledgor/Trustor shall pay all costs, expenses, other disbursements and fees of legal counsel engaged by Lender in connection with the Loan, including, without limitation, legal counsel engaged in connection with the origination, negotiation, document preparation, consummation, enforcement, administration or defense of the Note or any of the other documents which together comprise the Loan. This provision specifically includes, but is not limited to Lender's retention of counsel to collect the Note; to defend the validity and enforceability of the Note; to defend the validity, enforceability and priority of any lien granted by Borrower/Grantor/Pledgor/Trustor to secure payment of the Note; and to defend itself as Lender in the event a claim is asserted or suit filed against Lender arising from the Note or the Loan. This provision includes, but is not limited to, Lender's costs, expenses, attorneys' fees, paralegal fees, paraprofessional fees, expert and consulting witness fees, whether or not there is a lawsuit, including all costs, expenses and fees incurred in any bankruptcy proceeding and all appeals. This provision also includes, but is not limited to, attorneys' fees, paralegal fees and paraprofessional fees and time charges of any such persons who may be employees of Lender or any affiliate of Lender.

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 31, 2015.

**SEE RIDER ATTACHED HERETO
AND MADE A PART HEREOF.**

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 10

Page 3

GRANTOR:

LAKESIDE BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED
AUGUST 17, 2012 AND KNOWN AS TRUST NUMBER 20-1017

By: Vincent Tolve
Authorized Signer for Lakeside Bank, as Trustee under Trust
Agreement dated August 17, 2012 and known as Trust
Number 20-1017

LENDER:

PARKWAY BANK AND TRUST COMPANY

X [Signature]
Authorized Signer

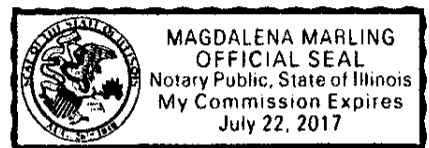
TRUST ACKNOWLEDGMENT

STATE OF Illinois)
) SS
COUNTY OF COOK)

On this 3rd day of April, 2015 before me, the undersigned Notary
Public, personally appeared Vincent J. Tolve, Trust Officer of Lakeside
Bank, as Trustee under Trust Agreement dated August 17, 2012 and known as Trust Number 20-1017, and
known to me to be an authorized trustee or agent 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
he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the trust.

By [Signature] Residing at IL
Notary Public in and for the State of IL

My commission expires 7/22/2017



SEE RIDER ATTACHED HERETO
AND MADE A PART HEREOF.

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 10

Page 4

LENDER ACKNOWLEDGMENT

STATE OF IL)

COUNTY OF COOK) SS)

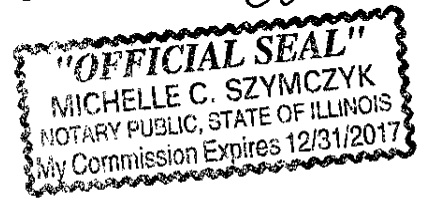
On this 6th day of April, 2015 before me, the undersigned Notary Public, personally appeared Mariusz Ralynski and known to me to be the VP, authorized agent for **PARKWAY BANK AND TRUST COMPANY** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **PARKWAY BANK AND TRUST COMPANY**, duly authorized by **PARKWAY 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 **PARKWAY BANK AND TRUST COMPANY**.

By *Michelle C. Szymczyk*

Residing at Cook County

Notary Public in and for the State of IL

My commission expires 12/31/2017



**SEE RIDER ATTACHED HERETO
AND MADE A PART HEREOF.**

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MORTGAGE RIDER

THIS MORTGAGE or TRUST DEED is executed by **LAKESIDE BANK**, not personally, but as Trustee as aforesaid, in the exercise of the power and authority conferred upon and vested in it as such Trustee, and it is expressly understood and agreed by the other party(ies) hereunder and by every person now or hereafter claiming any right or security hereunder that nothing contained herein or in the Note secured by this Mortgage or Trust Deed shall be construed as creating any Liability on **LAKESIDE BANK** or on any of the beneficiaries under said Trust Agreement personally to pay said Note or any interest that may accrue thereon, or any indebtedness accruing hereunder or to perform any covenants either express or implied herein contained, all such liability, if any, being expressly waived, and that any recovery on this Mortgage or Trust Deed and the Note secured hereby shall be solely against and out of the property hereby conveyed by enforcement of the provisions hereof and of said Note, but this waiver shall in no way affect the personal liability of the co-signer, endorser or guarantor of said Note.