

UNOFFICIAL COPY

RECORDATION REQUESTED BY:

Byline Bank, formerly known
as North Community Bank,
Successor by Merger to Plaza
Bank
Main Branch
3639 N. Broadway St.
Chicago, IL 60613



WHEN RECORDED MAIL TO:

Byline Bank
C/O Post Closing Department
2701 Algonquin Rd.
Rolling Meadows, IL 60008

Doc#: 1511944020 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/29/2015 11:36 AM Pg: 1 of 3

SEND TAX NOTICES TO:

Mary Beth Kelly
1220 W. Grenshaw St.
Chicago, IL 60607

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

Central Loan Documentation
Byline Bank, formerly known as North Community Bank, Successor by Merger to Plaza Bank
3639 N. Broadway St.
Chicago, IL 60613

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated March 31, 2015, is made and executed between Mary Beth Kelly, married to Michael Kelly, whose address is 1220 W. Grenshaw St., Chicago, IL 60607 (referred to below as "Grantor") and Byline Bank, formerly known as North Community Bank, Successor by Merger to Plaza Bank, whose address is 3639 N. Broadway St., Chicago, IL 60613 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated January 10, 2007 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded January 24, 2007 as Document 0702442064 in the office of the Cook County Recorder of Deeds.

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

LOT 3 IN THE RESUBDIVISION OF PART OF PLAT 1 OF ROOSEVELT SQUARE SUBDIVISION, BEING A RESUBDIVISION OF LOTS 27 AND 28 IN PLAT 1 ROOSEVELT SQUARE SUBDIVISION, A RESUBDIVISION OF BUCKLEYS SUBDIVISION, PART OF MACALASTER'S SUBDIVISION AND SUBDIVISION OF BLOCK 14 IN VERNON PARK ADDITION TO CHICAGO, PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 1220 W. Grenshaw St., Chicago, IL 60607. The Real Property tax identification number is 17-17-334-037-0000.

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

* It is acknowledged that after executing the original Mortgage but prior to this Modification of Mortgage,

CCRD REVIEWER 

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

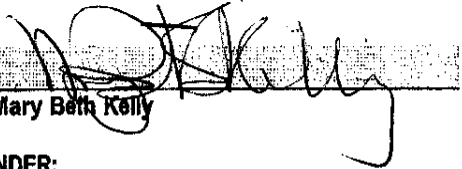
the Mortgagors deeded ownership of the property to Mary Beth Kelly, individually.

* Pursuant to the Mutual Release and Settlement Agreement dated March 31, 2015, the Promissory Note(s) secured by this Mortgage is hereby modified by a Change in Terms Agreement dated March 31, 2015. The principal amount of the loan has been reduced to \$262,572.76. The interest rate is a fixed rate of 6.0% per annum. Borrower will make 23 regular monthly payments of \$1,589.10 beginning April 30, 2015. A final payment of all principal and all accrued unpaid interest and uncollected fees will be due on March 30, 2017.

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.

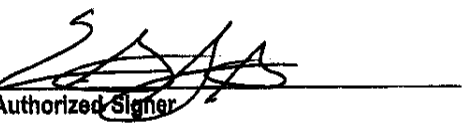
GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED MARCH 31, 2015.

GRANTOR:

X 
Mary Beth Kelly

LENDER:

BYLINE BANK, FORMERLY KNOWN AS NORTH COMMUNITY BANK,
SUCCESSOR BY MERGER TO PLAZA BANK

X 
Authorized Signer

Mydan 4/28/15



County Clerk's Office

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

INDIVIDUAL ACKNOWLEDGMENT

STATE OF ILLINOIS)
)
 COUNTY OF COOK) SS
)

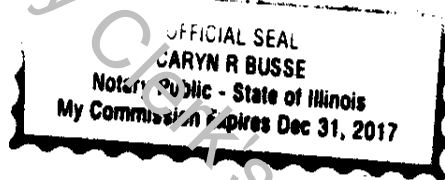
On this day before me, the undersigned Notary Public, personally appeared **Mary Beth Kelly**, to me known to be the individual described in and who executed the Modification of Mortgage, and acknowledged that he or she signed the Modification as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 23 day of APRIL, 2015.

By Caryn Busse Residing at 2011 W. BELMONT AVE.

Notary Public in and for the State of ILLINOIS

My commission expires 12/31/2017



PROPERTY OF COOK COUNTY CLERK'S OFFICE