

# UNOFFICIAL COPY

**RECORDATION REQUESTED BY:**

Standard Bank and Trust  
Company  
SPECIAL ASSETS DIVISION  
7725 W. 98TH STREET  
HICKORY HILLS, IL 60457

**WHEN RECORDED MAIL TO:**

Standard Bank and Trust  
Company  
SPECIAL ASSETS DIVISION  
7725 W. 98TH STREET  
HICKORY HILLS, IL 60457



Doc#: 1514644047 Fee: \$44.00  
RHSP Fee: \$9.00 RFRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/26/2015 02:42 PM Pg: 1 of 4

**SEND TAX NOTICES TO:**

Standard Bank and Trust  
Company  
SPECIAL ASSETS DIVISION  
7725 W. 98TH STREET  
HICKORY HILLS, IL 60457

**FOR RECORDER'S USE ONLY**

**This Modification of Mortgage prepared by:**

Agnes K.  
Standard Bank and Trust Company  
7725 W. 98TH STREET  
HICKORY HILLS, IL 60457

## MODIFICATION OF MORTGAGE

15142-44  
**BOX 162**

THIS MODIFICATION OF MORTGAGE dated April 8, 2015, is made and executed between Standard Bank and Trust Company, not personally but as Trustee on behalf of Trust No. 10078 dated September 20, 2004, whose address is 7800 W. 95th St., Hickory Hills, IL 60457 (referred to below as "Grantor") and Standard Bank and Trust Company, whose address is 7725 W. 98TH STREET, HICKORY HILLS, IL 60457 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated September 7, 2005 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Mortgage and Assignment of Rents recorded October 31, 2005 as Document Nos. 0530433228 and 0530433229; Modification of Mortgage recorded December 30, 2010 as Document No. 1036444074 and Modification of Mortgage recorded December 30, 2010 as Document No. 1036444075.

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

LOTS 9 & 10 IN BLOCK 2 IN AUBURN HIGHLANDS, BEING HART'S SUBDIVISION OF BLOCKS 1, 2, 7 & 8 IN CIRCUIT COURT PARTITION OF THE NORTHWEST 1/4 OF SECTION 32, 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 7901-7907 S. Throop St. and 1255-1259 W. 79th St., Chicago, IL 60620. The Real Property tax identification number is 20-32-106-001.

**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

CCRD REVIEWER 

4

# UNOFFICIAL COPY

## MODIFICATION OF MORTGAGE

Loan No: 2015000251

(Continued)

place: The word "Note" means the renewal Promissory Note dated March 20, 2015, in the original principal amount of \$392,000.00 from Borrower to Lender, together with all renewals of, extensions of, modifications of, refinancing of, consolidations of, restatements of and substitutions for such Promissory Note, all of which are incorporated herein by this reference as if fully restated herein. Borrower's final payment of such Note, due on March 5, 2020 unless sooner due as the result of an Event of Default, 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 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 APRIL 8, 2015.**

**GRANTOR:**

**TRUST NO. 18478**

This instrument is signed, sealed and delivered by STANDARD BANK AND TRUST COMPANY, solely in its capacity as Trustee as aforesaid. Any and all duties, obligations and liabilities of the Trustee hereunder are to be performed by said STANDARD BANK AND TRUST COMPANY only as such Trustee. Any claims, demands and liabilities which may at any time be asserted against the Trustee hereunder shall be paid, collected or satisfied against only the property or assets in the possession of said STANDARD BANK AND TRUST COMPANY as Trustee as aforesaid, and the said STANDARD BANK AND TRUST COMPANY does not undertake, nor shall it have any personal or individual liability or obligation of any nature whatsoever by virtue of the execution and delivery hereof, nor shall STANDARD BANK AND TRUST COMPANY, either individually or as Trustees, be under any duty or obligation to sequester the rents, issues and profits arising from the property described or any other property which it may hold under the terms and conditions of said Trust Agreement.

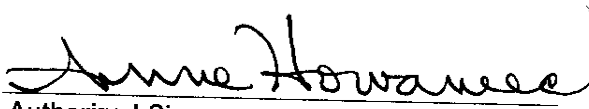
**STANDARD BANK AND TRUST COMPANY, not personally but as Trustee under that certain trust agreement dated 09-20-2004 and known as Trust No. 18478.**

By:   
Authorized Signer for Standard Bank and Trust Company  
Thomas Clifford, SRVP & SRTO

By:   
Authorized Signer for Standard Bank and Trust Company  
Heather Raineri, ATO

**LENDER:**

**STANDARD BANK AND TRUST COMPANY**

x  V.P.  
Authorized Signer

# UNOFFICIAL COPY

## MODIFICATION OF MORTGAGE

(Continued)

Loan No: 2015000251

Page 3

### TRUST ACKNOWLEDGMENT

STATE OF Illinois )  
 ) SS  
 COUNTY OF Cook )

On this 21st day of April, 2015 before me, the undersigned Notary Public, personally appeared Thomas Clifford, SRVP & SRTO of Standard Bank and Trust Company, Trustee of Trust No. 18478 and Heather Raineri, ATC of Standard Bank and Trust Company, Trustee of Trust No. 18478, and known to me to be authorized trustees or agents 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 they are authorized to execute this Modification and in fact executed the Modification on behalf of the trust.

By Virginia Lukan Residing at 7800 W. 95th St., Hickory Hills, IL

Notary Public in and for the State of Illinois

My commission expires \_\_\_\_\_



Cook County Clerk's Office

# UNOFFICIAL COPY

## MODIFICATION OF MORTGAGE

Loan No: 2015000251

(Continued)

### LENDER ACKNOWLEDGMENT

STATE OF Illinois )

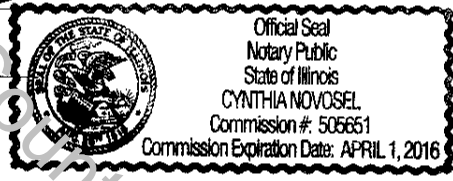
COUNTY OF Cook ) SS )

On this 17<sup>th</sup> day of April, 2015 before me, the undersigned Notary Public, personally appeared Anne Howanick 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 Cynthia Novosel Residing at \_\_\_\_\_

Notary Public in and for the State of Illinois

My commission expires 04/01/16



County Clerk's Office