

NU- 719673 (Space Above This Line For Recording Data)  
LOAN NUMBER: 9990051096

## MODIFICATION AGREEMENT - MORTGAGE

**THIS MODIFICATION AGREEMENT** ("Agreement") is effective as of May 12, 2015, between Chatham Fields Evangelical Lutheran Church, a Illinois Corporation, whose address is 8050 S. Saint Lawrence, Chicago, Illinois 60619-3814 ("Mortgagor"), and Lutheran Church Extension Fund - Missouri Synod whose address is 10733 Sunset Office Drive, Suite 300, Saint Louis, Missouri 63127-1020 ("Lender").

Lutheran Church Extension Fund - Missouri Synod and Mortgagor entered into a Mortgage dated June 12, 2009 and recorded July 16, 2009 as Document #0919711125 records of County of Cook, State of Illinois ("Mortgage"). The Mortgage covers the following described real property:

Address: 8050 South Saint Lawrence Avenue, Chicago, Illinois 60619  
Legal Description: See Attached Exhibit "A"

It is the express intent of the Mortgagor and Lender to modify the terms and provisions set forth in the Mortgage. Mortgagor and Lender hereby agree to modify the Mortgage as follows:

- The Note is hereby modified to reflect a revised principal balance of \$95,001.85 consisting of combining the Note's current principal balance of \$70,001.85 and the sum of \$25,000.00 in new funds and to provide for repayment over an extended length of time at variable rates of interest, which is acknowledged by Borrower as of the date of this Agreement.

Mortgagor and Lender agree that the Mortgage including such changes, modifications, and amendments as set forth herein, shall remain in full force and effect with respect to each and every term and condition thereof and nothing herein contained shall in any manner affect the lien of the Mortgage on the Property. Nothing contained herein shall in any way impair the Mortgage or the security now held for the indebtedness thereunder, or alter, waive, annul, vary, or affect any provision, term, condition, or covenant therein, except as herein provided, nor affect or impair any rights, powers, privileges, duties, or remedies under the Mortgage it being the intent of Mortgagor and Lender that the terms and provisions thereof shall continue in full force and effect, except as specifically modified herein. Nothing in this Agreement shall constitute a satisfaction of the promissory note or notes, or other credit agreement or agreements secured by the Mortgage.

Lender's consent to this Agreement does not waive Lender's right to require strict performance of the Mortgage modified above, nor obligate Lender to make any future modifications. Any guarantor or cosigner shall not be released by virtue of this Agreement.

# UNOFFICIAL COPY

If any Mortgagor who signed the original Mortgage does not sign this Agreement, then all Mortgagors signing below acknowledge that this Agreement is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Agreement 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.

This Agreement shall be binding upon the heirs, successors, and assigns with respect to parties hereto. Whenever used, the singular shall include the plural, the plural, the singular, and the use of any gender shall be applicable to all genders.

**ORAL AGREEMENTS DISCLAIMER.** Pursuant to Section 432.047 of the Missouri Statutes, as amended from time to time, oral or unexecuted agreements or commitments to loan money, extend credit or to forbear from enforcing repayment of a debt including promises to extend or renew such debt are not enforceable, regardless of the legal theory upon which it is based that is in any way related to the credit agreement. To protect you (borrower(s)) and us (creditor) from misunderstanding or disappointment, any agreements we reach covering such matters are contained in this writing, which is the complete and exclusive statement of the agreement between us, except as we may later agree in writing to modify it.

By signing below, Mortgagor and Lender acknowledge that they have read all the provisions contained in this Agreement, and that they accept and agree to its terms.

Chatham Fields Evangelical Lutheran Church

Corrine C. Compton 5/8/15  
By: Corrine Compton Date  
Its: President

Kim Stevens 5/8/15  
By: Kim Stevens Date  
Its: Secretary

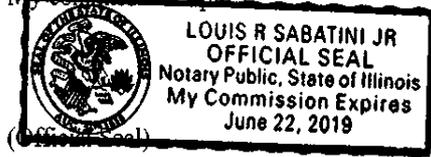
### BUSINESS ACKNOWLEDGMENT

STATE OF ILLINOIS )  
 )  
COUNTY OF )

This instrument was acknowledged on the \_\_\_\_\_, by Corrine Compton, President and Kim Stevens, Secretary on behalf of Chatham Fields Evangelical Lutheran Church, a Illinois Corporation, who personally appeared before me.

In witness whereof, I hereunto set my hand and official seal.

My commission expires:



Louis R. Sabatini Jr. 5/4/15  
Notary Public  
Identification Number \_\_\_\_\_

**LENDER:** Lutheran Church Extension Fund - Missouri Synod

By: Sue Brueggeman Date  
Its: Assistant Loan Specialist

# UNOFFICIAL COPY

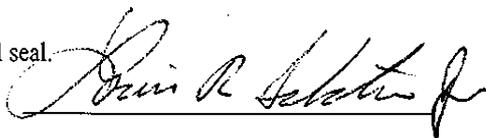
## BUSINESS ACKNOWLEDGMENT

STATE OF MISSOURI )  
 )  
COUNTY OF ST. LOUIS )

On this the \_\_\_\_\_, before me, \_\_\_\_\_, a Notary Public, personally appeared Sue Brueggeman, Assistant Loan Specialist on behalf of Lutheran Church Extension Fund - Missouri Synod, a(n) Missouri nonprofit corporation, to me personally known or who having proved to me on the basis of satisfactory evidence to be the person whose name is subscribed within this instrument and who acknowledged that he/she holds the position set forth and that he/she being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Lender by himself/herself as Assistant Loan Specialist of Lutheran Church Extension Fund - Missouri Synod, and that the foregoing instrument is the voluntary act and deed of the Lender.

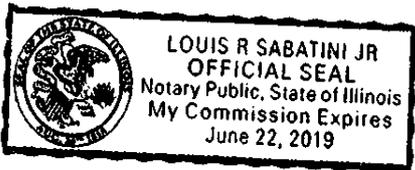
In witness whereof, I hereunto set my hand and official seal.

My commission expires:



Notary Public

(Official Seal)



THIS INSTRUMENT PREPARED BY:  
Lutheran Church Extension Fund - Missouri Synod  
10733 Sunset Office Drive  
Suite 300  
Saint Louis, MO 63127-1020

AFTER RECORDING RETURN TO:  
Lutheran Church Extension Fund - Missouri Synod  
Sue Brueggeman  
10733 Sunset Office Drive  
Suite 300  
Saint Louis, MO 63127-1020

# UNOFFICIAL COPY

## EXHIBIT "A"

Real property in the City of Chicago, County of Cook, State of Illinois, described as follows:

Lots 17 and 18, in Block 17, in Chatham Fields, being a subdivision of the Northeast quarter of Section 34, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office