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RECORDATION REQUESTED BY:

First Bank & Trust
820 Church Street
Evanston, IL 60201

Doc#: 1528849101 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/15/2015 01:39 PM Pg: 1 of 4

WHEN RECORDED MAIL TO:

First Bank & Trust
820 Church Street
Evanston, IL 60201

SEND TAX NOTICES TO:

Stoneleigh Manor
Condominium, Inc.
c/o Cagan Management
3856 Oakton Avenue
Skokie, IL 60076

FOR RECORDER'S USE ONLY

106765249

This Modification of Mortgage prepared by:

Burke/Bailey
First Bank & Trust
820 Church Street
Evanston, IL 60201

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated October 9, 2015, is made and executed between Stoneleigh Manor Condominium, Inc. (referred to below as "Grantor") and First Bank & Trust, whose address is 820 Church Street, Evanston, IL 60201 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated March 5, 2015 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded March 11, 2015 as Document Number 1507047100 and Assignment of Rents dated March 5, 2015 recorded March 11, 2015 as Document Number 1507047101 with Cook County Recorder of Deeds.

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

UNIT 906-B TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN STONELEIGH MANOR CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 23637601 IN SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 906.5 Michigan Avenue, Garden Unit, Evanston, IL 60201. The Real Property tax identification number is 11-19-223-024-1001.

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

The paragraph entitled "Note" in the Mortgage is hereby deleted and replaced with the following:

NOTE. The word "Note" means the promissory note dated October 9, 2015, in the original principal amount of \$69,000.00 from Grantor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement. The interest rate on the Note is 6.000% based on a year of 360 days. Payments on the Note are to be made in accordance with the following payment schedule: in 59 regular payments of \$584.79 each and one

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Loan No: 6298001-9006

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irregular last payment estimated at \$53,053.95. Grantor's first payment is due November 1, 2015, and all subsequent payments are due on the same day of each month after that. Grantor's final payment will be due on October 1, 2020, and will be for all principal and all accrued interest not yet paid. Payments include principal and interest.

All other terms and conditions not specifically amended herein, remain unchanged and in full effect.

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 OCTOBER 9, 2015.

GRANTOR:

STONELEIGH MANOR CONDOMINIUM, INC.

By: 

Dennis LaGory, President of Stoneleigh Manor Condominium, Inc.

By: 

Nancy Scheafer, Treasurer

LENDER:

FIRST BANK & TRUST



Authorized Signer

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MODIFICATION OF MORTGAGE

Loan No: 6298001-9006

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CORPORATE ACKNOWLEDGMENT

STATE OF IL)
)
) SS
 COUNTY OF COOK)

On this 08 day of October, 2013 before me, the undersigned Notary Public, personally appeared Dennis LaGory, President of Stoneleigh Manor Condominium, Inc. and Nancy Scheafer, Treasurer of Stoneleigh Manor Condominium, Inc., and known to me to be authorized agents 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 they are authorized to execute this Modification and in fact executed the Modification on behalf of the corporation.

By [Signature] Residing at 2212 DC 60076

Notary Public in and for the State of IL

My commission expires 12-3-16



COOK County Clerk's Office

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MODIFICATION OF MORTGAGE

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LENDER ACKNOWLEDGMENT

STATE OF IL)
) SS
 COUNTY OF COOK)

On this 09th day of Oct, 2015 before me, the undersigned Notary Public, personally appeared Daniel Burkler and known to me to be the VP, authorized agent for **First Bank & Trust** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **First Bank & Trust**, duly authorized by **First Bank & Trust** 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 **First Bank & Trust**.

By Stephanie Murray Residing at 820 Church St. Wheel. Ill. 60201

Notary Public in and for the State of IL

My commission expires 9-4-2017



Cook County Clerk's Office