

# UNOFFICIAL COPY

RECORDATION REQUESTED BY:  
STANDARD BANK AND  
TRUST COMPANY  
REAL ESTATE  
7725 W. 98TH STREET  
HICKORY HILLS, IL 60457

WHEN RECORDED MAIL TO:  
STANDARD BANK AND  
TRUST COMPANY  
REAL ESTATE  
7725 W. 98TH STREET  
HICKORY HILLS, IL 60457

SEND TAX NOTICES TO:  
STANDARD BANK AND  
TRUST COMPANY  
REAL ESTATE  
7725 W. 98TH STREET  
HICKORY HILLS, IL 60457



Doc#: 1529516022 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/22/2015 11:28 AM Pg: 1 of 4

This Modification of Mortgage prepared by:  
Shelley Glatt, Loan Documentation Specialist  
STANDARD BANK AND TRUST COMPANY  
7800 West 95th Street  
Hickory Hills, IL 60457

15292-58  
BOX 162

## MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated June 5, 2015, is made and executed between Standard Bank and Trust Company, not personally but as Trustee on behalf of Trust No. 18035 dated December 22, 2003, 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 May 12, 2012 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Mortgage and Assignment of Rents recorded June 5, 2012 as Document Nos. 1215733011 and 1215733012.

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

LOT 30 IN BLOCK 3 IN ARTHUR DUNAS' BEVERLY HILLS MANOR SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 10401 S. Campbell Ave., Chicago, IL 60655. The Real Property tax identification number is 24-13-216-001-0000.

**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 place: The word "Note" means the Promissory Note dated May 15, 2012, in the original principal amount

S ~~X~~  
P ~~N~~  
S ~~N~~  
SC ~~X~~  
INT ~~X~~

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## MODIFICATION OF MORTGAGE (Continued)

Loan No: 4046839002

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of \$187,000.00 from Borrower to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, restatements of and substitutions for the promissory note all of which are incorporated herein by this reference as if fully restated herein. Borrower's final payment of such Note 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 JUNE 5, 2015.**

GRANTOR:

TRUST NO. 18035

**STANDARD BANK AND TRUST COMPANY, not personally but as Trustee under that certain trust agreement dated 12-22-2003 and known as Trust No. 18035.**

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

By:   
**Authorized Signer for Standard Bank and Trust Company**  
Jay D. Faler, AVP & TO

LENDER:

STANDARD BANK AND TRUST COMPANY

X   
Authorized Signer VP

this instrument is hereby stated 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 trust herein set forth to be performed by said STANDARD BANK AND TRUST COMPANY shall be performed by the Trustee hereunder shall be paid out of which may be the trust assets or property or assets in the possession of said trust or which are held in trust for the benefit of the 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 Trustee, be under any duty or obligation to segregate 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.

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## MODIFICATION OF MORTGAGE (Continued)

Loan No: 4046839002

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### TRUST ACKNOWLEDGMENT

STATE OF Illinois )

) SS

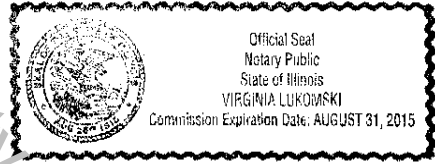
COUNTY OF Cook )

On this 30th day of July, 2015 before me, the undersigned Notary Public, personally appeared Thomas Clifford, SRVP & SRTO of Standard Bank and Trust Company, Trustee of Trust No. 18035 and Jay D. Faler, AVP & TO of Standard Bank and Trust Company, Trustee of Trust No. 18035, 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 Lubin Cook Residing at 7800 W. 95th St., Hickory Hills, IL

Notary Public in and for the State of Illinois

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



PROFESSIONAL CLERK'S OFFICE  
Cook County Clerk's Office

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## MODIFICATION OF MORTGAGE (Continued)

Loan No: 4046839002

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### LENDER ACKNOWLEDGMENT

STATE OF Illinois

COUNTY OF COOK



On this 30th day of July, 2015 before me, the undersigned Notary Public, personally appeared Robert E. Gallego and known to me to be the VP, 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 Mary S. Ghomody

Residing at 1700 W 15th St  
Chicago, Illinois

Notary Public in and for the State of Illinois

My commission expires 11/24/17

PROPERTY OF COOK County Clerk's Office