



1603218025

Doc#: 1603218025 Fee: \$44.25  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/01/2016 09:58 AM Pg: 1 of 3

**RECORDATION REQUESTED BY:**  
Park Federal Savings Bank  
55th Street Office  
2740 West 55th Street  
Chicago, IL 60632

**WHEN RECORDED MAIL TO:**  
Park Federal Savings Bank  
55th Street Office  
2740 West 55th Street  
Chicago, IL 60632

**FOR RECORDER'S USE ONLY**

This Modification of Mortgage prepared by:  
Mary March, Loan Administrator  
Park Federal Savings Bank  
2740 West 55th Street  
Chicago, IL 60632

**MODIFICATION OF MORTGAGE**

THIS MODIFICATION OF MORTGAGE dated December 23, 2015, is made and executed between Jorge Cortes, having never been married, whose address is 1841 South Carpenter Street, Chicago, IL 60608 (referred to below as "Grantor") and Park Federal Savings Bank whose address is 2740 West 55th Street, Chicago, IL 60632 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated September 19, 2005 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded October 28, 2005 in the Cook County Recorder's Office as Document Number 0530135435. This mortgage was subsequently modified January 14, 2011 and recorded as Document Number(s) 1104034008 respectively in the Cook County Recorder's Office.

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

LOT 82 IN F. PASDELOUP'S SUBDIVISION OF BLOCK 44 IN THE SUBDIVISION BY THE CITY OF CHICAGO OF SECTION 19, 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 2044 West 19th Street, Chicago, IL 60608. The Real Property tax identification number is 17-19-309-029-0000.

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

Your loan Maturity Date will be amended to the following: The remaining principal balance and interest will be due and payable November 1, 2020. Principal and interest payments will change to One Thousand Six Hundred Three Dollars and 53/100 Cents (\$1,603.53) per month beginning January 1, 2016. A Cross Collateral Properties Provision has been added to the Modification of Mortgage and an Annual Financial Review Provision has been added to the Change in Terms Agreement. All other terms and conditions of the original Note and Mortgage remain the same .

Handwritten notes and signatures on the right margin, including "S UP" and "13".

**UNOFFICIAL COPY****MODIFICATION OF MORTGAGE  
(Continued)**

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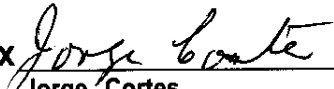
**CONTINUING VALIDITY.** Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by Lender to this Modification does not waive Lender's 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.

**RELEASE DEED RECORDING FEE.** Upon loan payoff, a fee to record the Release Deed Document will be included in the final amount due. The amount collected will correspond with the amount charged by the applicable County Recorder's Office at the time of payoff.

**CROSS COLLATERAL PROPERTIES.** Properties subject to Cross Collateralization included in this Modification of Mortgage are located at 1144 W. 17th St. and 1839-43 S. Carpenter, Chicago, IL 60608.

**GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED DECEMBER 23, 2015.**

GRANTOR:

x   
 \_\_\_\_\_  
 Jorge Cortes

LENDER:

PARK FEDERAL SAVINGS BANK

x   
 \_\_\_\_\_  
 Authorized Signer

# UNOFFICIAL COPY

## MODIFICATION OF MORTGAGE (Continued)

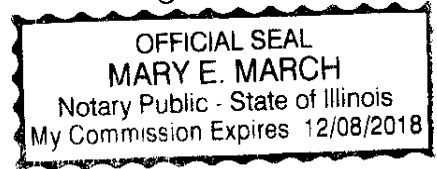
### INDIVIDUAL ACKNOWLEDGMENT

STATE OF Illinois )  
 )  
 COUNTY OF Cook ) SS  
 )

On this day before me, the undersigned Notary Public, personally appeared **Jorge Cortes**, having never been married, 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<sup>RD</sup> day of December, 2015.  
 By Mary E March Residing at Chicago

Notary Public in and for the State of Illinois  
 My commission expires 12-8-18



### LENDER ACKNOWLEDGMENT

STATE OF Illinois )  
 )  
 COUNTY OF Cook ) SS  
 )

On this 23<sup>RD</sup> day of December, 2015 before me, the undersigned Notary Public, personally appeared NANCY PERCHATSCH and known to me to be the VICE PRESIDENT, authorized agent for **Park Federal Savings Bank** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Park Federal Savings Bank**, duly authorized by **Park Federal Savings Bank** 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 **Park Federal Savings Bank**.

By Mary E March Residing at Chicago

Notary Public in and for the State of Illinois  
 My commission expires 12-8-18

