

UNOFFICIAL COPY

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

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



Doc#: 1606944045 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/09/2016 12:31 PM Pg: 1 of 4

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

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:
Shelley Glatt
STANDARD BANK AND TRUST COMPANY
7725 W. 98TH STREET
HICKORY HILLS, IL 60457

MODIFICATION OF MORTGAGE

16068-107
BOX 162

THIS MODIFICATION OF MORTGAGE dated January 6, 2014, is made and executed between Standard Bank and Trust Company, not personally but as Trustee on behalf of Trust No. 20751 dated November 5, 2009, 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 December 4, 2009 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Mortgage and Assignment of Rents recorded December 15, 2009 as Document Nos. 0934933061 and 0934933062. Modification of Mortgage recorded March 29, 2013 as Document No. 1308833017.

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

LOT 99 OF APPLE TREE OF HAZEL CREST UNIT #2, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 17, 1971 AS DOCUMENT 215688416, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 3612 Tamarind Ln., Hazel Crest, IL 60429. The Real Property tax identification number is 28-26-312-012.

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

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

Loan No: 5404640001

Page 2

place: The word "Note" means the Promissory Note dated December 4, 2009, in the original principal amount of \$150,000.00 from Borrower to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, restatements of and substitutions for the Note, including but not limited to the Change in Terms dated January 6, 2014 wherein the principal amount of the Note is increased to \$250,000.00, 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 remain as liable all parties to the Mortgage and all parties, makers and endorser 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 JANUARY 6, 2014.

GRANTOR:

TRUST NO. 20701

STANDARD BANK AND TRUST COMPANY, not personally but as Trustee under that certain trust agreement dated 11-05-2009 and known as Trust No. 20701.

By: Joy L. Hooper
Authorized Signer for Standard Bank and Trust Company
Joy L. Hooper, ATO

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

LENDER:

STANDARD BANK AND TRUST COMPANY

X Joy L. Hooper
Authorized Signer

This instrument is filed, recorded and indexed by STANDARD BANK AND TRUST COMPANY, solely in its capacity as Trustee as successor. Any and all claims, debts, liens and liabilities of the Trustee hereunder are to be performed and paid by STANDARD BANK AND TRUST COMPANY solely to such Trustee. Any claims, demands and debts due to or from any of the parties or parties agents, including hereunder shall be paid, satisfied or satisfied through any the property or assets of the estate of said STANDARD BANK AND TRUST COMPANY as Trustee as hereunder. All laws, rules, regulations, orders and court decisions are hereby acknowledged, and shall be kept and personal or individual liability or obligations of any party hereunder to any of the creditors and other parties to this STANDARD BANK AND TRUST COMPANY shall be waived and waived from the proceeds derived or any other source which it may now or hereafter be derived and obligations of said Trust Agreement.

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

Loan No: 5404640001

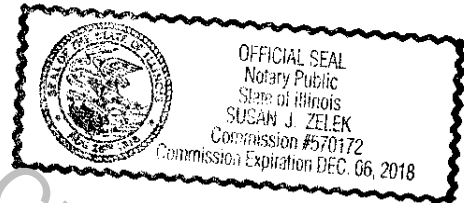
Page 3

TRUST ACKNOWLEDGMENT

STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 11th day of February, 2016 before me, the undersigned Notary Public, personally appeared Joy L. Hooper, ATO of Standard Bank and Trust Company Trustee of Trust No. 20701 and Jay D. Faler, AVP & TO of Standard Bank and Trust Company, Trustee of Trust No. 20701, 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 Susan J. Zelek Residing at 7800 W. 95th St., Hickory Hills
 Notary Public in and for the State of IL
 My commission expires 12/06/18



Property of Cook County Clerk's Office

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

Loan No: 5404640001

Page 4

LENDER ACKNOWLEDGMENT

STATE OF Illinois

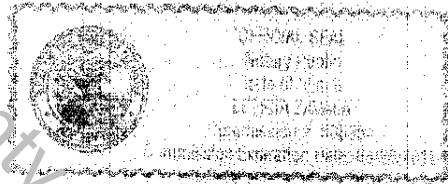
COUNTY OF Cook

On this 11th day of February, 2016, before me, the undersigned Notary Public, personally appeared James M. Bartolotta and known to me to be the Att, 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 [Signature] Residing at Hickory Hills

Notary Public in and for the State of Illinois

My commission expires 03/28/2016



Property of Cook County Clerk's Office