

# 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

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



Doc#: 1606944048 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/09/2016 12:32 PM Pg: 1 of 4

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

16068-106  
BOX 162

## MODIFICATION OF MORTGAGE

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. 20701 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. 1308833023.

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

LOT 24 IN BLOCK 2 IN APPLE TREE OF HAZEL CREST, 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 21, 1970 AS DOCUMENT 21244460, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 3621 Peach Grove Ln., Hazel Crest, IL 60429. The Real Property tax identification number is 28-26-308-024.

**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

bw  
4

# 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 or 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 retain 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 5, 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. Falter  
Authorized Signer for Standard Bank and Trust Company  
Jay D. Falter, AVP & IO

LENDER:

STANDARD BANK AND TRUST COMPANY

X [Signature]  
Authorized Signer

This instrument is signed, sealed and delivered by STANDARD BANK AND TRUST COMPANY, solely in its capacity as Trustee as mentioned. Any and all actions, claims, liens and liabilities of the Trustee hereunder are to be paid out of the assets of STANDARD BANK AND TRUST COMPANY, not as such Trustee, and shall be deemed to be paid therefrom, which may or may not be assessed against the Trustee hereunder in any capacity connected or connected therewith. The property or equity in the instrument of this STANDARD BANK AND TRUST COMPANY as trustee is separate and distinct from the assets of STANDARD BANK AND TRUST COMPANY, not as such Trustee, and shall not be subject to any personal or individual liability or obligation of any person who may be a party to the execution and delivery hereof, including STANDARD BANK AND TRUST COMPANY, either individually or as Trustee, be made, and none or obligation to reimburse the rents, issues and profits arising from the property described in any other capacity while it may hold under the terms and conditions of said Trust Agreement.

# UNOFFICIAL COPY

## MODIFICATION OF MORTGAGE (Continued)

Loan No: 5404640001

Page 3

### TRUST ACKNOWLEDGMENT

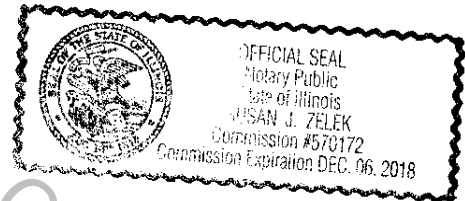
STATE OF Illinois )  
 ) SS  
 COUNTY OF Cook )

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 Illinois

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

§§

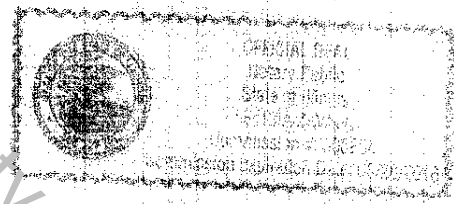
COUNTY OF Cook

On this 17th day of February, 2016, before me, the undersigned Notary Public, personally appeared James M. Barabitta and known to me to be the AVP, 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 Victoria Hills

Notary Public in and for the State of Illinois

My commission expires 03/28/2016



Cook County Clerk's Office