



Doc#: 1607739082 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/17/2016 02:08 PM Pg: 1 of 3

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MODIFICATION AGREEMENT - MORTGAGE

THIS MODIFICATION AGREEMENT ("Agreement") is made this **19th day of February, 2016**, between **ARS CAPITAL INVESTMENTS LLC**, an Illinois Limited Liability Company, whose address is **20426 Attica Road, Olympia Fields, Illinois 60461** ("Mortgagor"), and **First Community Bank and Trust** whose address is **1111 Dixie Hwy, P.O. Box 457, Beecher, Illinois 60401** ("Lender").

First Community Bank and Trust and Mortgagor entered into a Mortgage dated **August 27, 2012** and recorded on **September 25, 2012**, filed for record in records of **COUNTY of COOK**, State of Illinois, with recorder's entry number **1226912014** ("Mortgage"). The Mortgage covers the following described real property:

Address: **1500 Shirley Drive, Calumet City, Illinois 60409**

Legal Description: **LOT 1 IN BLOCK 3 IN GOLD COAST 4TH ADDITION TO CALUMET CITY, A RESUBDIVISION OF LOTS 1 TO 20 IN BLOCK 10 AND ALL OF BLOCKS 11 TO 20 IN SHIRLEYWOOD IN SECTIONS 20 AND 29, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Parcel ID/Sidwell Number: **30-20-409-034-0000**

It is the express intent of the Mortgagor and Lender to modify the terms and provisions set forth in the Mortgage. Mortgagor and Lender hereby agree to modify the Mortgage as follows:

- **Maturity date extended to February 20, 2041.**

Mortgagor and Lender agree that the Mortgage including such changes, modifications, and amendments as set forth herein, shall remain in full force and effect with respect to each and every term and condition thereof and nothing herein contained shall in any manner affect the lien of the Mortgage on the Property. Nothing contained herein shall in any way impair the Mortgage or the security now held for the indebtedness thereunder, or alter, waive, annul, vary, or affect any provision, term, condition, or covenant therein, except as herein provided, nor affect or impair any rights, powers, privileges, duties, or remedies under the Mortgage it being the intent of Mortgagor and Lender that the terms and provisions thereof shall continue in full force and effect except as specifically modified herein. Nothing in this Agreement shall constitute a satisfaction of the promissory note or notes, or other credit agreement or agreements secured by the Mortgage.

Lender's consent to this Agreement does not waive Lender's right to require strict performance of the Mortgage modified above, nor obligate Lender to make any future modifications. Any guarantor or cosigner shall not be released by virtue of this Agreement.

yes
3
[Handwritten signatures and initials]

UNOFFICIAL COPY

If any Mortgagor who signed the original Mortgage does not sign this Agreement, then all Mortgagors signing below acknowledge that this Agreement is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Agreement 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.

This Agreement shall be binding upon the heirs, successors, and assigns with respect to parties hereto. Whenever used, the singular shall include the plural, the plural, the singular, and the use of any gender shall be applicable to all genders.

ORAL AGREEMENTS DISCLAIMER. This Agreement represents the final agreement between the parties and may not be contradicted by evidence of prior, contemporaneous or subsequent oral agreements of the parties. There are no unwritten oral agreements between the parties.

By signing below, Mortgagor and Lender acknowledge that they have read all the provisions contained in this Agreement, and that they accept and agree to its terms.

ARS CAPITAL INVESTMENTS LLC

Anthony R. Scales 2/19/16
By: Anthony R Scales Date
Its: Manager

Witnessed by:

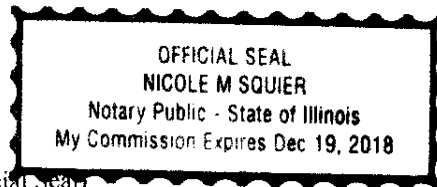
Name: Date Name: Date

BUSINESS ACKNOWLEDGMENT

STATE OF ILLINOIS)
)
COUNTY OF WILL)

This instrument was acknowledged on the 19th day of February, 2016, by Anthony R Scales, Manager on behalf of ARS CAPITAL INVESTMENTS LLC, an Illinois Limited Liability Company, who personally appeared before me. In witness whereof, I hereunto set my hand and official seal.

My commission expires:



(Official Seal)

Nicole M Squier

Identification Number

UNOFFICIAL COPY**LENDER: First Community Bank and Trust***Nicole Squier, AVPMC 2/19/16*

By: Nicole Squier

Date

Its: AVP-Mortgage Loans

BUSINESS ACKNOWLEDGMENT

STATE OF ILLINOIS)

COUNTY OF WILL)

This instrument was acknowledged on the **19th day of February, 2016**, by **Nicole Squier, AVP-Mortgage Loans** on behalf of **First Community Bank and Trust**, a(n) **Illinois corporation**, who personally appeared before me.

In witness whereof, I hereunto set my hand and official seal,

My commission expires: *8/29/2017*
residing at

Irene M. Brothers

(Official Seal) **OFFICIAL SEAL**
IRENE M. BROTHERS
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Aug 29, 2017

THIS INSTRUMENT PREPARED BY:
First Community Bank and Trust
Susan Karstensen-Loan Processor
1111 Dixie Hwy., P.O. Box 457
Beecher, IL 60401

AFTER RECORDING RETURN TO:
First Community Bank and Trust
Nicole M. Squier, AVP-ML
1111 Dixie Hwy., P.O. Box 457
Beecher, IL 60401