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Doc#: 1617655026 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/24/2016 09:07 AM Pg: 1 of 4

RECORDATION REQUESTED BY:
International Bank of Chicago
5069 N. Broadway St.
Chicago, IL 60640

WHEN RECORDED MAIL TO:
International Bank of Chicago
5069 North Broadway
Chicago, IL 60640

SEND TAX NOTICES TO:
Beniamino Mazzulla
Jose Garcia
1800 N 37th Avenue
Stone Park, IL 60165

FOR RECORDER'S USE ONLY

1510851

This Modification of Mortgage prepared by:
Laura Morales, Loan Processor
International Bank of Chicago
5069 N. Broadway St.
Chicago, IL 60640

PRAIRIE TITLE
6821 W. NORTH AVE.
OAK PARK, IL 60302

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated June 17, 2016, is made and executed between Beniamino Mazzulla, whose address is 1800 N 37th Avenue, Stone Park, IL 60165 and Jose Garcia, whose address is 1708 N 40th Avenue, Stone Park, IL 60165, as tenants in common (referred to below as "Grantor") and International Bank of Chicago, whose address is 5069 N. Broadway St., Chicago, IL 60640 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated June 24, 2015 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

RECORDED ON JUNE 26, 2015 IN THE COUNTY OF COOK AS DOCUMENT NUMBER 1517708005.

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

THE SOUTH 5 ACRES OF THE NORTH 10 ACRES OF THE EAST 15 ACRES OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN LOCATED IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 22950 Burnham Ave, Chicago Heights, IL 60411. The Real Property tax identification number is 33-31-402-003-0000.

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

AN INCREASE IN THE PRINCIPAL AMOUNT OF INDEBTEDNESS FROM \$108,000.00 TO \$127,838.00 ON LOAN# 42730.

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

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


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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 17, 2016.

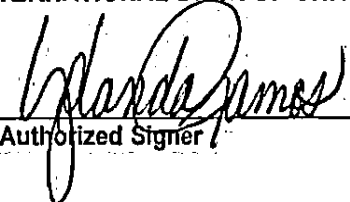
GRANTOR:

x 
Beniamino Mazzulla

x 
Jose Garcia

LENDER:

INTERNATIONAL BANK OF CHICAGO

x 
Authorized Signer

Property of Cook County Clerk's Office

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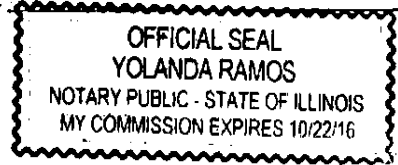
MODIFICATION OF MORTGAGE (Continued)

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Illinois)
)
) SS
 COUNTY OF Cook)

On this day before me, the undersigned Notary Public, personally appeared **Beniamino Mazzulla and Jose Garcia**, to me known to be the individuals described in and who executed the Modification of Mortgage, and acknowledged that they signed the Modification as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 17th day of June, 2016.
 By Yolanda Ramos Residing at _____
 Notary Public in and for the State of Illinois
 My commission expires 10-22-16

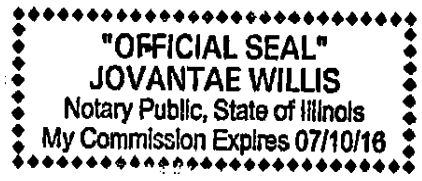


LENDER ACKNOWLEDGMENT

STATE OF Illinois)
)
) SS
 COUNTY OF Cook)

On this 17th day of 2016 JUNE, 2016 before me, the undersigned Notary Public, personally appeared Yolanda Ramos and known to me to be the VP - LOAN OFFICER, authorized agent for International Bank of Chicago that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of International Bank of Chicago, duly authorized by International Bank of Chicago 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 International Bank of Chicago.

By Jovantae Willis Residing at _____
 Notary Public in and for the State of IL
 My commission expires 7/10/16



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MODIFICATION OF MORTGAGE (Continued)

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