

# UNOFFICIAL COPY

Doc#: 1622862013 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/15/2016 08:27 AM Pg: 1 of 4

**RECORDATION REQUESTED BY:**  
Inland Bank and Trust  
2805 Butterfield Road, Suite  
200  
Oak Brook, IL 60523

**FOR RECORDER'S USE ONLY**

**This Modification of Mortgage prepared by:**  
Loan Administration  
Inland Bank and Trust  
2805 Butterfield Road Suite 200  
Oak Brook, IL 60523

## MODIFICATION OF MORTGAGE

**THIS MODIFICATION OF MORTGAGE** dated August 5, 2016, is made and executed between Anastacio Herrera and Angelica Herrera, Husband and Wife, as Tenants by the Entirety, whose address is 6303 W. Grand Ave., Chicago, IL 60639 (referred to below as "Grantor") and Inland Bank and Trust, whose address is 2805 Butterfield Road, Suite 200, Oak Brook, IL 60523 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated May 27, 2005 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded on June 3, 2005 as Document #0515420131 in the Cook County Recorder's Office and as last modified by Modification of Mortgage dated August 5, 2013 and recorded on September 11, 2013 as Document #1325408279.

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

LOT 1 AND LOT 2 IN BLOCK 20 IN GRAND AVENUE ESTATES, A SUBDIVISION OF THAT PART SOUTH OF WEST GRAND AVENUE OF THE NORTH 3/4 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE NORTH 33 FEET OF THE SOUTH 1/4 OF SAID WEST 1/2 OF THE NORTHWEST 1/4 IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 6301-6305 W. Grand Ave., Chicago, IL 60639. The Real Property tax identification number is 13-32-111-007-0000.

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

**This Modification of Mortgage reflects the following:**

An increase in the principal amount of Indebtedness secured by the Mortgage to \$245,436.10.

**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

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(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 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 AUGUST 5, 2016.**

GRANTOR:

x Anastacio Herrera  
Anastacio Herrera

x Angelica Herrera  
Angelica Herrera

LENDER:

INLAND BANK AND TRUST

x Authorized Signer  
Authorized Signer

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## MODIFICATION OF MORTGAGE (Continued)

### INDIVIDUAL ACKNOWLEDGMENT

STATE OF ILLINOIS )  
 )  
WILL ) SS  
 COUNTY OF \_\_\_\_\_ )

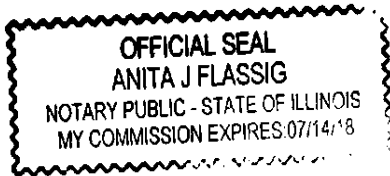
On this day before me, the undersigned Notary Public, personally appeared **Anastacio Herrera**, to me known to be the individual described in and who executed the Modification of Mortgage, and acknowledged that he or she signed the Modification, as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 5<sup>th</sup> day of AUGUST, 2016.

By Anita J. Flassig Residing at FRANKFORD IL

Notary Public in and for the State of ILLINOIS

My commission expires 7-14-18



### INDIVIDUAL ACKNOWLEDGMENT

STATE OF ILLINOIS )  
 )  
WILL ) SS  
 COUNTY OF \_\_\_\_\_ )

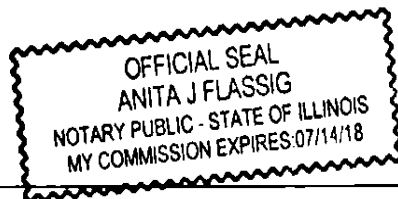
On this day before me, the undersigned Notary Public, personally appeared **Angelica Herrera**, to me known to be the individual described in and who executed the Modification of Mortgage, and acknowledged that he or she signed the Modification as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 5<sup>th</sup> day of AUGUST, 2016.

By Anita J. Flassig Residing at FRANKFORD IL

Notary Public in and for the State of ILLINOIS

My commission expires 7-14-18



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## MODIFICATION OF MORTGAGE (Continued)

### LENDER ACKNOWLEDGMENT

STATE OF ILLINOIS )  
 )  
 ) SS  
 COUNTY OF WILL )

On this 5TH day of AUGUST, 2016 before me, the undersigned Notary Public, personally appeared ANDREW C. KILPATRICK and known to me to be the SVP, authorized agent for **Inland Bank and Trust** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Inland Bank and Trust**, duly authorized by **Inland Bank and Trust** 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 **Inland Bank and Trust**.

By [Signature] Residing at FRANKFORD IL  
 Notary Public in and for the State of ILLINOIS  
 My commission expires 7-14-18

