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Illinois Anti-Predatory Lending Database Program

Doc# 1701139040 Fee \$46.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/11/2017 12:14 PM PG: 1 OF 5

Certificate of Exemption

Report Mortgage Fraud
800-532-8785

The property identified as: **PIN:** 16-27-218-017-0000

Address:

Street: 2400 South Pulaski Road

Street line 2:

City: Chicago

State: IL

ZIP Code: 60623

Lender: Royal Savings Bank

Borrower: Pablo Antonio Ramirez Valderrama

Loan / Mortgage Amount: \$198,215.94

This property is located within the program area and is exempt from the requirements of 765 ILCS 77/70 et seq. because it is commercial property.

Certificate number: 53D1B5A3-E05D-48E2-AEF9-A75D8EA116C6

Execution date: 11/1/2016

SPS
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SC
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INT

UNOFFICIAL COPY**RECORDATION REQUESTED BY:**

Royal Savings Bank
Main Office
9226 S. Commercial Avenue
Chicago, IL 60617

WHEN RECORDED MAIL TO:

Royal Savings Bank
Main Office
9226 S. Commercial Avenue
Chicago, IL 60617

SEND TAX NOTICES TO:

Royal Savings Bank
Main Office
9226 S. Commercial Avenue
Chicago, IL 60617

FOR RECORDER'S USE ONLY**This Modification of Mortgage prepared by:**

Carol A. Romes, Loan Operations
Royal Savings Bank
9226 S. Commercial Avenue
Chicago, IL 60617

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated November 1, 2016, is made and executed between Pablo Antonio Ramirez Valderrama aka Pablo Antonio Ramirez, a married man, as to Parcel 1, and Pablo A. Ramirez Valderrama aka Pablo Antonio Ramirez and Yadira A. Ramirez, husband and wife, as to Parcel 2 (referred to below as "Grantor") and Royal Savings Bank, whose address is 9226 S. Commercial Avenue, Chicago, IL 60617 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated May 1, 2015 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded on July 7, 2015 in the Cook County Recorder of Deeds as Document # 1520908155 by Park Federal Savings Bank now known as Royal Savings Bank.

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

PARCEL 1:

LOT 13, 14, AND 15 IN EDWARD A. DRIVER'S RESUBDIVISION OF THE EAST 1/2 OF BLOCKS 1 TO 4 AND VACATED ALLEYS THROUGH SAME IN CRAWFORD'S SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CHICAGO BURLINGTON AND QUINCY RAILROAD, ALL IN COOK COUNTY, ILLINOIS *** NOT HOMESTEAD PROPERTY***

PROPERTY IS KNOWN AS 2400 SOUTH PULASKI ROAD, CHICAGO, ILLINOIS 60623

PROPERTY IDENTIFICATION NUMBER: 16-27-218-017-0000

PARCEL 2:

LOT 40 (EXCEPT THE SOUTH 8 FEET THEREOF) AND THE SOUTH 16 FEET OF LOT 41 IN BLOCK 4 IN

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MODIFICATION OF MORTGAGE (Continued)

Page 2

NORTH CHICAGO LAWN, A SUBDIVISION OF THE SOUTHEAST 1/4 (EXCEPT RAILROAD) OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PROPERTY IS KNOWN AS: 5319 SOUTH HAMLIN AVENUE, CHICAGO, ILLINOIS 60632
PROPERTY IDENTIFICATION NUMBER: 19-11-322-079-0000

The Real Property or its address is commonly known as 2400 South Pulaski Road and 5319 South Hamlin Avenue, Chicago, IL. The Real Property tax identification number is 16-27-218-017-0000 and 19-11-322-079-0000.

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

1. **Interest Rate.** The Interest Rate is hereby decreased from 7.000% to 5.000% effective with the date of this Modification of Mortgage.
2. **Maturity Date.** The Maturity Date is hereby extended from June 1, 2020 to November 1, 2021 or whenever the Promissory Note is paid in full.

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 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 NOVEMBER 1, 2016.

GRANTOR:

x 

Pablo Antonio Ramirez Valderrama aka Pablo Antonio Ramirez
(as to Parcel 1 and Parcel 2)

x 

Yadira A. Ramirez (as to Parcel 2)

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MODIFICATION OF MORTGAGE (Continued)

LENDER ACKNOWLEDGMENT

STATE OF Illinois)
)
) SS
 COUNTY OF Cook)

On this 19th day of November, 2014 before me, the undersigned Notary Public, personally appeared **Andrew Morua** and known to me to be the **Senior Vice President**, authorized agent for **Royal Savings Bank** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Royal Savings Bank**, duly authorized by **Royal Savings Bank** 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 **Royal Savings Bank**.

By *[Signature]* Residing at _____

Notary Public in and for the State of Illinois

My commission expires 9-1-19



Cook County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

LENDER:

ROYAL SAVINGS BANK

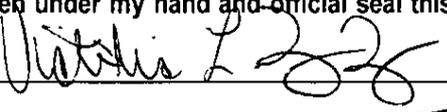
X 
Andrew Morra, Senior Vice President

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Illinois)
) SS
COUNTY OF Cook)

On this day before me, the undersigned Notary Public, personally appeared **Pablo Antonio Ramirez Valderrama** aka **Pablo Antonio Ramirez** (as to Parcel 1 and Parcel 2) and **Yadira A. Ramirez** (as to Parcel 2), 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 1st day of November, 2014.

By  Residing at _____

Notary Public in and for the State of Illinois

My commission expires 9-1-19

