

# UNOFFICIAL COPY

Doc#: 1707508057 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/16/2017 12:21 PM Pg: 1 of 4

RECORDATION REQUESTED BY:  
PAN AMERICAN BANK &  
TRUST  
LOAN DEPARTMENT  
1440 W. NORTH AVE.  
MELROSE PARK, IL 60160

WHEN RECORDED MAIL TO:  
PAN AMERICAN BANK &  
TRUST  
LOAN DEPARTMENT  
1440 W. NORTH AVE.  
MELROSE PARK, IL 60160

SEND TAX NOTICES TO:  
PAN AMERICAN BANK &  
TRUST  
LOAN DEPARTMENT  
1440 W. NORTH AVE.  
MELROSE PARK, IL 60160

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:  
Derrick Knoff, Loan Administrator  
PAN AMERICAN BANK & TRUST  
1440 W. NORTH AVE.  
MELROSE PARK, IL 60160

## MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated March 14, 2017, is made and executed between James A. Battista and Virginia Battista, whose address is 2212 N. Sayre Ave., Chicago, IL 60707 (referred to below as "Grantor") and PAN AMERICAN BANK & TRUST, whose address is 1440 W. NORTH AVE., MELROSE PARK, IL 60160 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated August 30, 2012 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

2nd Mortgage on primary residence commonly known as 2212 N. Sayre Ave., Elmwood Park, IL 60707 to Pan American Bank dated 08/30/12 and recorded on 09/19/12 at the Cook County Recorder of Deeds as document number 1226354015.

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

See the exhibit or other description document which is attached to this Modification and made a part of this Modification as if fully set forth herein.

The Real Property or its address is commonly known as 2212 N Sayre Ave, Chicago, IL 60707. The Real Property tax identification number is 13-31-114-016-0000.

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

Change the loan type from a revolving line of credit to an amortizing term loan. The maturity date is hereby extended to 02/28/2022. All other Terms and Conditions remain the same.

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

Loan No: 106000857

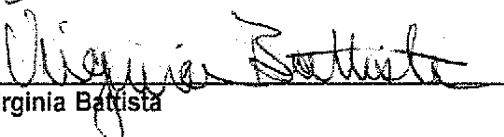
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**CONTINUING VALIDITY.** Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by 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 MARCH 14, 2017.**

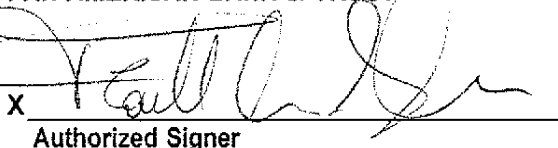
GRANTOR:

X   
James A. Battista

X   
Virginia Battista

LENDER:

PAN AMERICAN BANK &amp; TRUST

X   
Authorized Signer

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## MODIFICATION OF MORTGAGE (Continued)

Loan No: 106000857

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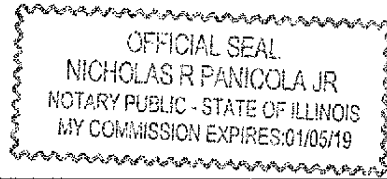
### INDIVIDUAL ACKNOWLEDGMENT

STATE OF Illinois )  
 ) SS  
 COUNTY OF COOK )

On this day before me, the undersigned Notary Public, personally appeared James A. Battista and Virginia Battista, 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 14<sup>th</sup> day of March, 2017.  
 By Nicholas R. Panicola Jr. Residing at Pan American Bank  
1440 W. North Avenue  
Melrose Park IL. 60160

Notary Public in and for the State of Illinois  
 My commission expires 1/05/19



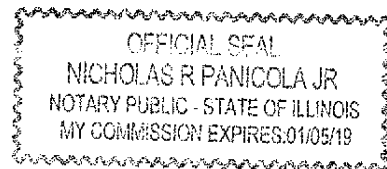
### LENDER ACKNOWLEDGMENT

STATE OF Illinois )  
 ) SS  
 COUNTY OF COOK )

On this 14<sup>th</sup> day of March, 2017 before me, the undersigned Notary Public, personally appeared Frank G. Alessi and known to me to be the Vice President, authorized agent for PAN AMERICAN BANK & TRUST that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of PAN AMERICAN BANK & TRUST, duly authorized by PAN AMERICAN BANK & 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 PAN AMERICAN BANK & TRUST.

By Nicholas R. Panicola Jr. Residing at Pan American Bank  
1440 W. North Avenue  
Melrose Park IL. 60160

Notary Public in and for the State of Illinois  
 My commission expires 1/05/19



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## LEGAL DESCRIPTION

LOT 9 IN BLOCK 16 IN MONTCLARE, A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office