

# UNOFFICIAL COPY

**RECORDATION REQUESTED BY:**

Forest Park National Bank &  
Trust Co  
Madison Street  
7348 West Madison Street  
Forest Park, IL 60130



Doc# 1709513003 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

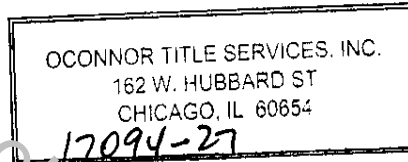
DATE: 04/05/2017 09:19 AM PG: 1 OF 4

**WHEN RECORDED MAIL TO:**

Forest Park National Bank &  
Trust Co  
Madison Street  
7348 West Madison Street  
Forest Park, IL 60130

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:  
Sue Remegi  
Forest Park National Bank & Trust Co  
7348 West Madison Street  
Forest Park, IL 60130



O'Connor Title  
Guaranty, Inc.

# FA-17-0137  
FA-08-0623A

## MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated March 30, 2017, is made and executed between Hook Line & Sinker LLC (referred to below as "Grantor") and Forest Park National Bank & Trust Co, whose address is 7348 West Madison Street, Forest Park, IL 60130 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated September 22, 2008 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded in the Cook County Recorder of Deeds Office on October 7, 2008 as Document No. 0828133007.

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

THE EASTERLY 25 FEET OF LOT 3 IN THE GALENA AND CHICAGO UNION RAILROAD COMPANY SUBDIVISION OF BLOCK 35 IN RAILROAD ADDITION TO HARLEM IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

The Real Property or its address is commonly known as 7439 West Madison Street, Forest Park, IL 60130. The Real Property tax identification number is 15-12-431-041-0000.

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

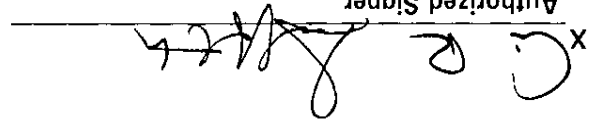
The definition of "Note" is deleted in its entirety and redefined as follows: The "Note" means the promissory note dated March 30, 2017 in the original principal amount of \$457,500.00 from Borrower to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement. **NOTICE TO GRANTOR: THE NOTE CONTAINS A VARIABLE INTEREST RATE.**

CCRD REVIEW 

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Property of Cook County Clerk's Office

Authorized Signer



FOREST PARK NATIONAL BANK & TRUST CO

LENDER:

Arthur P. Sundry, Jr., Manager of Hook Line & Sinkler LLC



By:

HOOK LINE & SINKLER LLC

GRANTOR:

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 30, 2017.

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 endorses 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.

The definition of "Maximum Lien" is deleted in its entirety and redefined as follows: At no time shall the principal amount of indebtedness secured by the Mortgage, not including sums advanced to protect the security of the Mortgage, exceed \$686,250.00.

## MODIFICATION OF MORTGAGE

(Continued)

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## MODIFICATION OF MORTGAGE

(Continued)

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

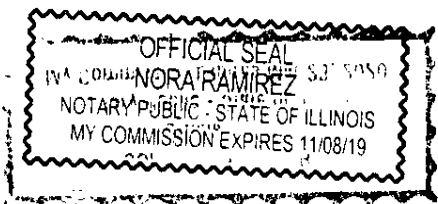
STATE OF IL )  
 ) SS  
 COUNTY OF Cook )

On this 30<sup>th</sup> day of March, 2017 before me, the undersigned Notary Public, personally appeared **Arthur P. Sundry, Jr., Manager of Hook Line & Sinker LLC**, and known to me to be a member or designated agent of the limited liability company that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

By Nora Ramirez Residing at \_\_\_\_\_

Notary Public in and for the State of Cook

My commission expires 11-8-19

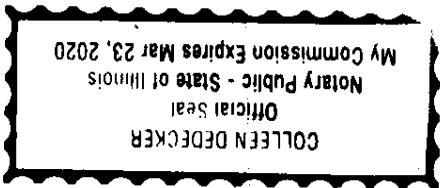


Cook County Clerk's Office

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My commission expires 3/23/20

Notary Public in and for the State of IL

By Colleen Decker Trust Co. Residing at Forest Park IL

On this 3<sup>rd</sup> day of March 2017 before me, the undersigned Notary Public, personally appeared Christopher or that and known to me to be the authorized agent for Forest Park National Bank & Trust Co that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of Forest Park National Bank & Trust Co, duly authorized by Forest Park National Bank & Trust Co 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 Forest Park National Bank & Trust Co.

COUNTY OF Cook

STATE OF IL

## LENDER ACKNOWLEDGMENT