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RECORDATION REQUESTED BY:

First Community Financial
Bank
Homer Glen Branch
13901 S Bell Road
Homer Glen, IL 60491


1712122030
Doc# 1712122030 Fee \$46.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 05/01/2017 10:20 AM PG: 1 OF 5

WHEN RECORDED MAIL TO:

First Community Financial
Bank
Homer Glen Branch
13901 S Bell Road
Homer Glen, IL 60491

SEND TAX NOTICES TO:

Chicago Title Land Trust dated
March 7, 1989 and Known as
Trust No. L-2178
1100 Lake Street, Suite 165
Oak Park, IL 60301

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

Lindy Yacko, CSR/Loan Processor 5-3351
First Community Financial Bank
13901 S Bell Road
Homer Glen, IL 60491

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated September 27, 2016, is made and executed between Chicago Title Land Trust Company, not personally but as successor trustee to Harris Trust and Savings Bank, successor trustee to Harris Bank Hinsdale, N.A. as trustee under trust agreement dated March 7, 1989 and Known as Trust No. L-2178 (referred to below as "Grantor") and First Community Financial Bank, whose address is 13901 S Bell Road, Homer Glen, IL 60491 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated April 23, 2015 (the "Mortgage") which has been recorded in Cook County County, State of Illinois, as follows:

Recorded on October 05, 2016 as Document No. 1627917115 in the Recorder's Office of Cook County.

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

Lot 43 in the resubdivision of Brickman's 2nd addition to Lawrence Avenue Highlands subdivision, being a resubdivision of lots 245 to 253 inclusive in Brickman'S Lawrence Avenue highlands subdivision, being a resubdivision of Lot 2 in Henry Jacques subdivision of the south 1/2 of the southwest 1/4 of section 12, township 40 north, range 12 east of the Third Principal Meridian; also the east 1/2 of lot 2 in the resubdivision of lots 3, 4, 5 and 6 in Henry Jacques'S subdivision of the south 1/2 of the southwest 1/4 of section 12, township 40 north; range 12 east of the Third Principal Meridian; also the West 1/2 of lot 2 (except the East 100 feet of South 233 feet thereof) and (except the South 33 feet thereof used for Lawrence Avenue) in the resubdivision of lots 3, 4, 5 and 6 in Henry Jacques subdivision of the south 1/2 of the southwest 1/4 of section 12, township 40 north, range 12 east of the third principal Meridian, and

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MODIFICATION OF MORTGAGE (Continued)

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also the East 100 feet of the South 233 feet of the west 1/2 of lot 2 in the resubdivision of lots 3, 4, 5 and 6 in Henry Jacques subdivision aforesaid of the south 1/2 of the southwest 1/4 of section 12, township 40 north, range 12 east of the third principal Meridian, in Cook County, Illinois.

The Real Property or its address is commonly known as 7830 W. Lawrence Ave., Norridge, IL 60656. The Real Property tax identification number is 12-12-307-136-0000.

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

1) That the above referenced Mortgage now secures a Promissory Note dated April 23, 2015 in the original principal amount of \$631,618.94 to Lender bearing a fixed interest rate together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the Promissory Note(s); and a Promissory Note dated July 25, 2016 in the original principal amount of \$100,000.00 to Lender bearing a variable interest rate based upon an index together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the Promissory Note(s); and a Promissory Note dated September 27, 2016 in the original principal amount of \$50,000.00 to Lender bearing a variable interest rate based upon an index together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the Promissory Note(s); 2) 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 the amount of \$1,563,237.88.

All other terms and conditions remain the same.

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.

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MODIFICATION OF MORTGAGE (Continued)

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED SEPTEMBER 27, 2016.

GRANTOR:

CHICAGO TITLE LAND TRUST DATED MARCH 7, 1989 AND KNOWN AS TRUST NO. L-2178

CHICAGO TITLE LAND TRUST COMPANY, not personally but as Trustee under that certain trust agreement dated 03-07-1989 and known as Chicago Title Land Trust dated March 7, 1989 and Known as Trust No. L-2178.

By: *Margaret J. Dimick* ASST. VICE PRESIDENT
Authorized Signer for Chicago Title Land Trust Company

LENDER:

FIRST COMMUNITY FINANCIAL BANK

X *[Signature]*
Authorized Officer

This instrument is executed by the undersigned Land Trustee, not personally but solely as Trustee in the exercise of the power and authority conferred upon and vested in it as such Trustee. It is expressly understood and agreed that all the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee are undertaken by it solely in its capacity as Trustee and not personally. No personal liability or personal responsibility is assumed by or shall at any time be asserted or enforceable against the Trustee on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the Trustee in this instrument.

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MODIFICATION OF MORTGAGE (Continued)

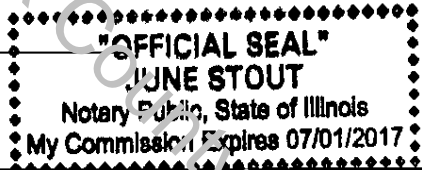
TRUST ACKNOWLEDGMENT

STATE OF Ill)
) SS
 COUNTY OF Cook)

On this 11th day of October, 2016 before me, the undersigned Notary Public, personally appeared MARGARET O'DONNELL, ASST. VICE PRESIDENT of Chicago Title Land Trust Company, Trustee of Chicago Title Land Trust dated March 7, 1989 and Known as Trust No. L-2178, and known to me to be an authorized trustee or agent of the trust that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the trust, by authority set forth in the trust documents or, by authority of statute, 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 trust.

By [Signature] Residing at 1100 Lake St, Ste 165, Oak Park Ill 60301
 Notary Public in and for the State of Ill

My commission expires 7/1/17



Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

LENDER ACKNOWLEDGMENT

STATE OF Illinois)
)
 COUNTY OF Will) SS
)

On this 27 day of September, 2016 before me, the undersigned Notary Public, personally appeared BARRY GRANTY and known to me to be the SVP, authorized agent for **First Community Financial Bank** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **First Community Financial Bank**, duly authorized by **First Community Financial 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 **First Community Financial Bank**.

By [Signature] Residing at [Address]

Notary Public in and for the State of IL

My commission expires 8-8-18

