

UNOFFICIAL COPY

Doc#: 1713855072 Fee: \$56.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/18/2017 10:21 AM Pg: 1 of 5

4268535-DD2
RECORDATION REQUESTED BY:

Byline Bank
Main Branch
180 N. LaSalle St.
Chicago, IL 60601

WHEN RECORDED MAIL TO:

Byline Bank
C/O Post Closing Department
180 N. LaSalle St., Ste 400
Chicago, IL 60601

SEND TAX NOTICES TO:

Chicago Title Land Trust
Company, not personally but
as Trustee under that certain
trust agreement dated
September 12, 2002 and
known as Chicago Title Land
Trust Company, Trustee
U/T/A/D 09/12/2002 and
Know as Trust No. 1111278
10 S. LaSalle, Unit 2750
Chicago, IL 60603

FOR RECORDER'S USE ONLY

Ln # 11127955

This Modification of Mortgage prepared by:

Central Loan Documentation
Byline Bank
180 N. LaSalle St.
Chicago, IL 60601

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated April 20, 2017, is made and executed between Chicago Title Land Trust Company, not personally but as Trustee on behalf of Chicago Title Land Trust Company, Trustee U/T/A/D 09/12/2002 and Know as Trust No. 1111278, whose address is 10 S. LaSalle, Unit 2750, Chicago, IL 60603 (referred to below as "Grantor") and Byline Bank, whose address is 180 N. LaSalle St., Chicago, IL 60601 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated April 20, 2017 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded June 1, 2004 as Document No. 010466421.

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

See Exhibit A, 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 1216 W. Augusta #3, Chicago, IL 60642. The Real Property tax identification number is 17-05-313-057-1003.

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

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

Page 2

An additional amount of \$250,000.00 has been advanced under the Note.

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 APRIL 20, 2017.

GRANTOR:

CHICAGO TITLE LAND TRUST COMPANY, not personally but as Trustee under that certain trust agreement dated 09-12-2002 and known as Chicago Title Land Trust Company, Trustee U/T/A/D 09/12/2002 and Know as Trust No. 1111278.

By:  JOSEPH F. BOCHACKI
Authorized Signer for Chicago Title Land Trust Company

LENDER:

BYLINE BANK

x 
Authorized Signer

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.

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

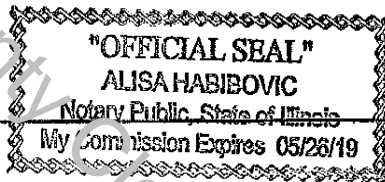
TRUST ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

On this 20 day of April, 2017 before me, the undersigned Notary Public, personally appeared JOSEPH P. BOCHACKI Trust Officer of Chicago Title Land Trust Company, Trustee of Chicago Title Land Trust Company, Trustee UT/AD 09/12/2002 and Know as Trust No. 1111278, 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]
 Notary Public and for the State of Illinois
 My commission expires 5-26-19

Residing at CHICAGO TITLE LAND TRUST COMPANY
10 SOUTH LASALLE STREET, SUITE 2750
CHICAGO, IL 60603



PROPOSED COOK COUNTY Clerk's Office

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

LENDER ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

On this 20TH day of APRIL, 2019 before me, the undersigned Notary Public, personally appeared MICHAEL RYAN and known to me to be the LOAN OFFICER, authorized agent for Byline Bank that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of Byline Bank, duly authorized by Byline 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 Byline Bank.

By [Signature] Residing at CHICAGO, IL

Notary Public in and for the State of ILLINOIS

My commission expires JUNE 7, 2019



County Clerk's Office

UNOFFICIAL COPY

EXHIBIT "A"

PARCEL 1:

UNIT 3 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1216 W. AUGUSTA CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0021161071, IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 0021147932 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EXCLUSIVE USE FOR PARKING AND STORAGE PURPOSES IN AND TO PARKING SPACE NO. P-3 AND STORAGE SPACE NO. S-3, LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Property address: 1216 W. Augusta Boulevard, Unit 3, Chicago, IL 60642
Tax Number: 17-05-313-057-1003

Property of Cook County Clerk's Office