

UNOFFICIAL COPY

Doc#. 1714357027 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/23/2017 09:21 AM Pg: 1 of 3

RECORDATION REQUESTED BY:
1st Equity Bank Northwest
1330 West Dundee Road
Buffalo Grove, IL 60089

WHEN RECORDED MAIL TO:
1st Equity Bank Northwest
1330 West Dundee Road
Buffalo Grove, IL 60089

SEND TAX NOTICES TO:
1st Equity Bank Northwest
1330 West Dundee Road
Buffalo Grove, IL 60089

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:
DUBRAVKA IVANCIC, LOAN DEPT.
1st Equity Bank Northwest
1330 West Dundee Road
Buffalo Grove, IL 60089

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated March 1, 2017, is made and executed between JOSE GAMBOA and EUSTOLIA GAMBOA, whose address is 722 WEST COLFAX STREET, PALATINE, IL 30067 (referred to below as "Grantor") and 1st Equity Bank Northwest, whose address is 1330 West Dundee Road, Buffalo Grove, IL 60089 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated April 1, 2016 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

RECORDED ON SEPTEMBER 12, 2016 AS DOCUMENT #1625655245, KAREN A. YARBROUGH, COOK COUNTY RECORDER OF DEEDS.

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

LOT 46 IN JOAN'S GARDENS SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 722 COLFAX, PALATINE, IL 60074. The Real Property tax identification number is 12-15-105-017-0000.

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

THIS MODIFICATION RENEWS THE PRINCIPAL AND EXTENDS THE MATURITY DATE TO MARCH 1, 2018 AS EVIDENCED BY A CHANGE IN TERMS AGREEMENT DATED MARCH 1, 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

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

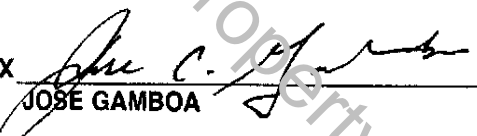
Loan No: 1801228

Page 2

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 1, 2017.

GRANTOR:

x 

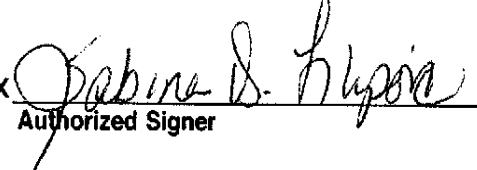
JOSE GAMBOA

x 

EUSTOLIA GAMBOA

LENDER:

1ST EQUITY BANK NORTHWEST

x 

Authorized Signer

Property of Cook County Clerk's Office

UNOFFICIAL COPY

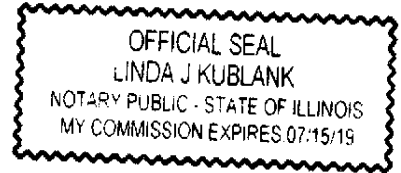
MODIFICATION OF MORTGAGE (Continued)

Loan No: 1801228

Page 3

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Illinois)
)
) SS
)
 COUNTY OF Lake)



On this day before me, the undersigned Notary Public, personally appeared **JOSE GAMBOA and EUSTOLIA GAMBOA**, 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 March, 2017.

By Linda J. Kublank Residing at _____

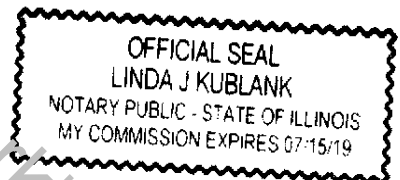
Notary Public in and for the State of Illinois

My commission expires 7/15/19

1ST Equity Bank Northwest
 1330 W. Dundee Road
 Buffalo Grove, IL 60089

LENDER ACKNOWLEDGMENT

STATE OF Illinois)
)
) SS
)
 COUNTY OF Lake)



On this 1st day of March, 2017 before me, the undersigned Notary Public, personally appeared Sabina D. Filipovic and known to me to be the Vice President, authorized agent for **1st Equity Bank Northwest** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **1st Equity Bank Northwest**, duly authorized by **1st Equity Bank Northwest** 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 **1st Equity Bank Northwest**.

By Linda J. Kublank Residing at _____

Notary Public in and for the State of Illinois

My commission expires 7/15/19

1ST Equity Bank Northwest
 1330 W. Dundee Road
 Buffalo Grove, IL 60089