

# UNOFFICIAL COPY

Doc#. 1718747085 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/06/2017 10:03 AM Pg: 1 of 3

**WHEN RECORDED MAIL TO:**  
**BMO Harris Bank N.A.**  
**Attn: Collateral Fulfillment**  
**P.O. Box 2058**  
**Milwaukee, WI 53201**

**FOR RECORDER'S USE ONLY**

**This Modification of Mortgage prepared by:**  
**Mary Luckett, Loan Administrator**  
**BMO Harris Bank N.A.**  
**111 W Monroe Street**  
**Chicago, IL 60603-4095**

## MODIFICATION OF MORTGAGE

**THIS MODIFICATION OF MORTGAGE** dated June 8, 2017, is made and executed between Maria Salgado, whose address is 1502 N. Western Avenue, Chicago, IL 60622 (referred to below as "Grantor") and BMO Harris Bank N.A., whose address is 111 W Monroe Street, Chicago, IL 60603-4095 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated May 19, 2008 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

**A Mortgage and an Assignment of Rents recorded on June 17, 2008 as Document #0816933158 and Document # 0816933159 in the Cook County Recorder's Office, as may be subsequently modified from time to time**

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

**LOT 20 IN BLOCK 19 IN GRAND AVENUE ESTATES, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE WEST GRAND AVENUE, ACCORDING TO THE PLAT FILED IN REGISTRAR'S OFFICE AS DOCUMENT NUMBER 41515 IN COOK COUNTY, ILLINOIS.**

The Real Property or its address is commonly known as 6322 W. Grand Avenue, Chicago, IL 60639. The Real Property tax identification number is 13-32-101-027-0000.

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

**This Modification of Mortgage reflects the following:**

(1) that the above referenced Mortgage now secures a Promissory Note dated June 8, 2017 in the original principal amount of \$104,104.82 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

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(Continued)**

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Note.

(2) to amend the name of Lender to read as follows: BMO Harris Bank N.A., as Successor by Merger with Harris N.A., its successors and/or assigns

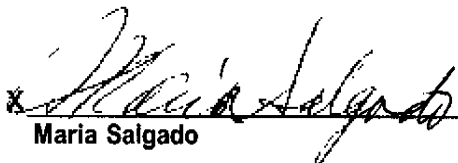
the following paragraph(s) is/are hereby added to the Mortgage:

**FUTURE ADVANCES.** In addition to the Note, this Mortgage secures all future advances made by Lender to Grantor whether or not the advances are made pursuant to a commitment. Specifically, without limitation, this Mortgage secures, in addition to the amounts specified in the Note, all future amounts Lender in its discretion may loan to Grantor, together with all interest thereon.

**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 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.

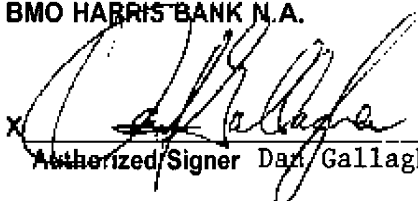
**GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED JUNE 8, 2017.**

GRANTOR:

  
 \_\_\_\_\_  
 Maria Salgado

LENDER:

BMO HARRIS BANK N.A.

  
 \_\_\_\_\_  
 Authorized Signer Dan Gallagher, Relationship Manager-Vice President

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## MODIFICATION OF MORTGAGE (Continued)

### INDIVIDUAL ACKNOWLEDGMENT

STATE OF Illinois )  
 )  
 ) SS  
 COUNTY OF COOK )

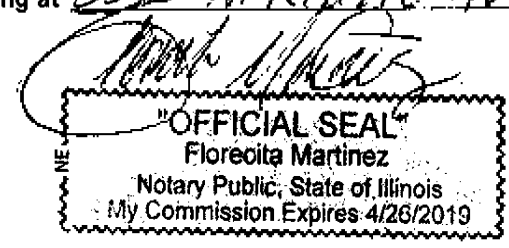
On this day before me, the undersigned Notary Public, personally appeared **Maria Salgado**, to me known to be the individual described in and who executed the Modification of Mortgage, and acknowledged that he or she signed the Modification as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 29 day of June, 2017.

By Florencia Martinez Residing at 3510 N. Kedzie Ave

Notary Public in and for the State of Illinois

My commission expires 4/26/2019



### LENDER ACKNOWLEDGMENT

STATE OF Illinois )  
 )  
 ) SS  
 COUNTY OF McHenry )

On this 30th day of JUNE, 2017 before me, the undersigned Notary Public, personally appeared DAN GAUGHER and known to me to be the Vice President, authorized agent for **BMO Harris Bank N.A.** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **BMO Harris Bank N.A.**, duly authorized by **BMO Harris Bank N.A.** 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 **BMO Harris Bank N.A.**.

By [Signature] Residing at McHenry, IL

Notary Public in and for the State of Illinois

My commission expires 8/19/17

