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Doc# 1727506045 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/02/2017 11:32 AM PG: 1 OF 4

RECORDATION REQUESTED BY:

State Bank of Texas
11950 Webb Chapel Rd
Dallas, TX 75234

WHEN RECORDED MAIL TO:

State Bank of Texas
11950 Webb Chapel Rd
Dallas, TX 75234

SEND TAX NOTICES TO:

State Bank of Texas
11950 Webb Chapel Rd
Dallas, TX 75234

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

STATE BANK OF TEXAS
State Bank of Texas
11950 Webb Chapel Rd
Dallas, TX 75234

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated August 29, 2017, is made and executed between WILLIAM MOY, whose address is 17625 NAVAJO TRACE, TINLEY PARK, IL 60477 (referred to below as "Grantor") and State Bank of Texas, whose address is 11950 Webb Chapel Rd, Dallas, TX 75234 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated May 12, 2006 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

RECORDED ON JUNE 2, 2006 AS DOCUMENT NUMBER 0615311033 IN COOK COUNTY RECORDER OF DEEDS AND FURTHER MODIFIED ON AUGUST 12, 2016 AS DOCUMENT NUMBER 1627218079.

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

LOT 316 AND THE EAST HALF (1/2) OF THE VACATED ALLEY LYING WEST AND ADJOINING IN ELMORE'S PARKSIDE GARDENS FIRST ADDITION BEING A SUBDIVISION OF THE NORTH HALF (1/2) OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 8240 AUSTIN AVENUE, BURBANK, IL 60459. The Real Property tax identification number is 19-32-121-019-0000.

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

- 1) TO EXTEND THE MATURITY DATE TO JUNE 12, 2020
- 5) THE MONTHLY PAYMENT HAS BEEN TO CHANGED \$1,521.01 INCLUDING PRINCIPAL & INTEREST.
- 6) ALL OTHER TERMS AND CONDITIONS WILL REMAIN THE SAME.

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MODIFICATION OF MORTGAGE

Loan No: 5395200

(Continued)

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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.

DEFAULT INTEREST RATE. Borrower hereby agree that upon the occurrence of an Event of Default, Lender shall be entitled to receive and Borrower shall pay interest on the entire unpaid principal sum at a per annum rate equal to the lesser of (a) eighteen and zero tenths percent (18.0%) and (b) the maximum interest rate which Borrower may by law pay (the "Default Rate:")

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED AUGUST 29, 2017 *JR*


827 AUG 29 2017

GRANTOR:

X 
WILLIAM MOY

LENDER:

STATE BANK OF TEXAS

X 
Authorized Signer

PROPERTY OF Cook County Clerk's Office

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MODIFICATION OF MORTGAGE

Loan No: 5395200

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INDIVIDUAL ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

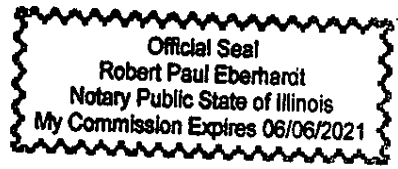
On this day before me, the undersigned Notary Public, personally appeared **WILLIAM MOY**, to me known to be the individual described in and who executed the Modification of Mortgage, and acknowledged that he or she signed the Modification as his or her free and voluntary act and deed, for the uses and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

Given under my hand and official seal this 18 day of September, 2017.

By [Signature] Residing at 13414 Westview Dr Palms Heights IL.

Notary Public in and for the State of ILLINOIS

My commission expires 06/06/2021



LENDER ACKNOWLEDGMENT

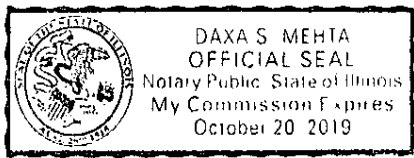
STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

On this 25th day of September, 2017 before me, the undersigned Notary Public, personally appeared Gloria Sguros and known to me to be the Vice-President, authorized agent for **State Bank of Texas** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **State Bank of Texas**, duly authorized by **State Bank of Texas** 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 **State Bank of Texas**.

By Daxa S Mehta Residing at Cook County

Notary Public in and for the State of ILLINOIS

My commission expires 10-20-2019



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MODIFICATION OF MORTGAGE

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Loan No: 5395200

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COOK COUNTY
RECORDER OF DEEDS

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