

# UNOFFICIAL COPY

Doc#: 1803057086 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/30/2018 10:55 AM Pg: 1 of 3

**RECORDATION REQUESTED BY:**

Royal Savings Bank  
Main Office  
9226 S. Commercial Avenue  
Chicago, IL 60617

**WHEN RECORDED MAIL TO:**

Royal Savings Bank  
Main Office  
9226 S. Commercial Avenue  
Chicago, IL 60617

**SEND TAX NOTICES TO:**

Royal Savings Bank  
Main Office  
9226 S. Commercial Avenue  
Chicago, IL 60617

**FOR RECORDER'S USE ONLY**

**This Modification of Mortgage prepared by:**

Janease Hughes, Commercial Loan Administrator  
Royal Savings Bank  
9226 S. Commercial Avenue  
Chicago, IL 60617

## MODIFICATION OF MORTGAGE

**THIS MODIFICATION OF MORTGAGE** dated October 1, 2017, is made and executed between Lourdes Casas; married to Nestor Rangel (referred to below as "Grantor") and Royal Savings Bank, whose address is 9226 S. Commercial Avenue, Chicago, IL 60617 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated December 3, 2009 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Mortgage by Lender, Park Federal Savings Bank now known as Royal Savings Bank, recorded on January 8, 2010 in the Office of the Cook County Recorder of Deeds, as Document No. 1000804002 and with an Assignment of Rents dated December 3, 2009 and recorded on January 8, 2010 in the Office of the Cook County Recorder of Deeds, as Document No. 1000804003.

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

Lots 55 and 57 inclusive in Severn's Subdivision of Block 16 in H. L. Stewart's Subdivision of the Southwest 1/4 of Section 1, 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 4301-09 S. Archer Avenue, Chicago, IL 60632. The Real Property tax identification number is 19-01-302-010-0000.

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

**(1) Maturity Date.** The Maturity Date is hereby extended from February 1, 2017 to January 1, 2023 or until paid in full.

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(Continued)**

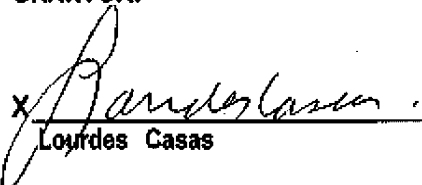
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**(2) Interest Rate.** The Interest Rate has been reduced from 7.250% fixed per annum to 6.000% fixed per annum.

**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 OCTOBER 1, 2017.**

GRANTOR:

X   
Lourdes Casas

LENDER:

ROYAL SAVINGS BANK

X   
Andrew Morua, Senior 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 Lourdes Casas, married to Nestor Rangel, 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 1st day of October, 2017.

By Victoria L. Zaragoza Residing at Cook County

Notary Public in and for the State of Illinois  
 My commission expires 9-1-19



### LENDER ACKNOWLEDGMENT

STATE OF Illinois )  
 ) SS  
 COUNTY OF Cook )

On this 1st day of October, 17 before me, the undersigned Notary Public, personally appeared Andrew Morua and known to me to be the Senior Vice President, authorized agent for Royal Savings Bank that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of Royal Savings Bank, duly authorized by Royal Savings 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 Royal Savings Bank.

By Victoria L. Zaragoza Residing at Cook County

Notary Public in and for the State of Illinois  
 My commission expires 9-1-19

