

# UNOFFICIAL COPY

**RECORDATION REQUESTED BY:**

Community Bank of Oak Park  
River Forest  
Main Office  
1001 Lake St  
Oak Park, IL 60301

Doc#: 1805746121 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/26/2018 10:58 AM Pg: 1 of 3

**WHEN RECORDED MAIL TO:**

Community Bank of Oak Park  
River Forest  
Main Office  
1001 Lake St  
Oak Park, IL 60301

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:  
Claude L'Heureux, Senior Vice President  
Community Bank of Oak Park River Forest  
1001 Lake St  
Oak Park, IL 60301

THIS INSTRUMENT HAS BEEN SENT FOR RECORDING  
BY PRAIRIE TITLE AS AN ACCOMMODATION ONLY.  
IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION  
OR AS TO THE EFFECT UPON TITLE.

## MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated February 1, 2018, is made and executed between Steven R. Mrkvicka and Beth A. Mrkvicka, his wife, as joint tenants, whose address is 329 S. Taylor Ave., Oak Park, IL 60302 (referred to below as "Grantor") and Community Bank of Oak Park River Forest, whose address is 1001 Lake St, Oak Park, IL 60301 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated February 14, 2003 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorder of Deed of Cook County, Illinois recorded on April 21, 2003 as document number 0310932096  
Modified by instrument recorded on January 21, 2004 as document number 0402149746.

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

THE SOUTH 33 1/3 FEET OF LOT 20 IN HOUSTON'S SUBDIVISION OF THAT PART LYING SOUTH OF WISCONSIN CENTRAL RAILROAD OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

The Real Property or its address is commonly known as 329 S. Taylor Ave., Oak Park, IL 60302. The Real Property tax identification number is 16-08-315-022-0000.

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

The Principal Balance is being increased from \$35,000.00 to \$50,000.00 and the Maturity Date is being extended from February 1, 2018 to February 1, 2023.

**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

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## MODIFICATION OF MORTGAGE

(Continued)

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 endorser 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 FEBRUARY 1, 2018.

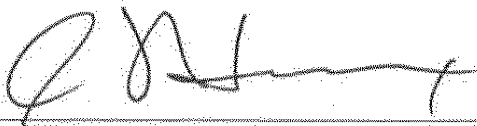
GRANTOR:

X   
 Steven R. Mrkvicka

X   
 Beth A. Mrkvicka

LENDER:

COMMUNITY BANK OF OAK PARK RIVER FOREST

X   
 Authorized Signer

Property of Cook County Clerk's Office

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## MODIFICATION OF MORTGAGE

(Continued)

### INDIVIDUAL ACKNOWLEDGMENT

STATE OF Illinois )  
 ) SS  
 COUNTY OF Cook )

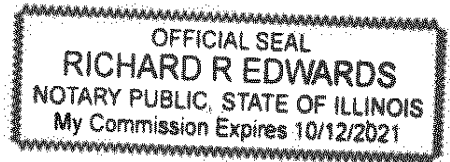
On this day before me, the undersigned Notary Public, personally appeared **Steven R. Mrkvicka and Beth A. Mrkvicka**, to me known, to be the individuals described in and who executed the Modification of Mortgage, and acknowledged that they signed the Modification as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 13<sup>th</sup> day of February, 2018.

By [Signature] Residing at 1001 Calhoun St, Oak Park, IL 60311

Notary Public in and for the State of Illinois

My commission expires 10/12/2021



### LENDER ACKNOWLEDGMENT

STATE OF Illinois )  
 ) SS  
 COUNTY OF Cook )

On this 13<sup>th</sup> day of February, 2018 before me, the undersigned Notary Public, personally appeared Charles L'Huereux and known to me to be the Senior Vice President, authorized agent for **Community Bank of Oak Park River Forest** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Community Bank of Oak Park River Forest**, duly authorized by **Community Bank of Oak Park River Forest** 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 **Community Bank of Oak Park River Forest**.

By [Signature] Residing at \_\_\_\_\_

Notary Public in and for the State of Illinois

My commission expires 10/12/2021

