

UNOFFICIAL COPY

Doc#: 1807349056 Fee: \$58.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/14/2018 09:54 AM Pg: 1 of 6

RECORDATION REQUESTED BY:

**MB Financial Bank, N.A.,
successor in interest to
American Chartered Bank
Moran Group (Moran)
6111 N. River Road
Rosemont, IL 60018**

WHEN RECORDED MAIL TO:

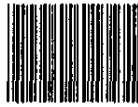
**MB Financial Bank, N.A.
Loan Documentation
6111 N. River Rd.
Rosemont, IL 60018**

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

**H.Schraeder/LN#2848562021/274 CG000
MB Financial Bank, N.A., successor in interest to American Chartered Bank
6111 N. River Road
Rosemont, IL 60018**

MODIFICATION OF MORTGAGE



8441

THIS MODIFICATION OF MORTGAGE dated January 4, 2018, is made and executed between Ruben Gonzalez and Maricela Gonzalez, his wife, as joint tenants, whose address is 1937 S. 4th Avenue, Maywood, IL 60153 (referred to below as "Grantor") and MB Financial Bank, N.A., successor in interest to American Chartered Bank, whose address is 6111 N. River Road, Rosemont, IL 60018 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated January 14, 2004 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Mortgage dated as of January 14, 2004 executed by Ruben Gonzalez and Maricela Gonzalez, his wife, as joint tenants ("Grantor") for the benefit of MB Financial Bank, N.A. , successor in interest to American Chartered Bank("Lender"), recorded in the office of the Cook County Recorder of Deeds (the "Recorder's Office") on February 2, 2004 as document no. 0403332117, and Assignment of Rents of even date therewith executed by Grantor for the benefit of Lender, recorded on February 2, 2004 as document no. 0403332118 and a Modification of Mortgage dated January 14, 2006 executed by Grantor for the benefit of Lender, recorded on January 31, 2006 as document no. 0603155090.

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

LOT 5 (EXCEPT THE SOUTH 40 FEET AND EXCEPT THE NORTH 75 FEET) IN BLOCK 6 IN STANNARD'S FIRST ADDITION TO MAYWOOD, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE EAST 1/2 OF THE

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

Loan No: 2848562021

Page 2

SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 1937 S. 4th Avenue, Maywood, IL 60153. The Real Property tax identification number is 15-14-313-014-0000.

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

The definition of "Note" set forth in the Mortgage is hereby amended and restated in its entirety as follows: The word "Note" means that certain Promissory Note dated January 4, 2018 in the original principal amount of \$187,305.43 executed by Borrower payable to the order of Lender, as amended, supplemented, modified or replaced from time to time.

The paragraph titled "Maximum Lien/Maximum Indebtedness" set forth in the Mortgage secures the entire principal amount of the Loans, interest accrued thereon and all other Obligations. Under no circumstances, however, shall the aggregate principal indebtedness exceed an amount equal to two (2) times the original principal amount of the Notes, together with moneys advanced by the Mortgagee to protect and preserve the lien of this Mortgage

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.

WAIVER. GRANTOR HEREBY EXPRESSLY AND UNCONDITIONALLY WAIVES AND RELINQUISHES:

EACH OF GRANTOR AND, BY ITS ACCEPTANCE HEREOF, LENDER HEREBY EXPRESSLY AND UNCONDITIONALLY WAIVES AND RELINQUISHES: ANY RIGHT TO TRIAL BY JURY IN ANY ACTION OR PROCEEDING (i) TO ENFORCE OR DEFEND ANY RIGHTS UNDER OR IN CONNECTION WITH THIS AGREEMENT OR ANY AMENDMENT, INSTRUMENT, DOCUMENT OR AGREEMENT DELIVERED OR WHICH MAY BE DELIVERED RELATED TO THIS AGREEMENT OR (ii) ARISING FROM ANY DISPUTE OR CONTROVERSY IN CONNECTION WITH, IN FURTHERANCE OF, OR RELATED TO THIS AGREEMENT OR ANY AMENDMENT, INSTRUMENT, DOCUMENT OR AGREEMENT RELATED THERETO, AND AGREES THAT ANY SUCH ACTION OR PROCEEDING SHALL BE TRIED BEFORE A JUDGE AND NOT A JURY.

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

Loan No: 2848562021

Page 3

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED JANUARY 4, 2018.

GRANTOR:

X 
Ruben Gonzalez

X 
Maricela Gonzalez

LENDER:

MB FINANCIAL BANK, N.A., SUCCESSOR IN INTEREST TO AMERICAN
CHARTERED BANK

X _____
Authorized Signer

Property of Cook County Clerk's Office

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

Loan No: 2848562021

Page 3

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED JANUARY 4, 2018.

GRANTOR:

X 

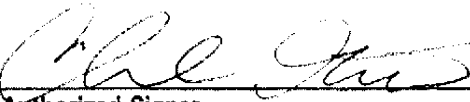
Ruben Gonzalez

X 

Maricela Gonzalez

LENDER:

MB FINANCIAL BANK, N.A., SUCCESSOR IN INTEREST TO AMERICAN
CHARTERED BANK

X 

Authorized Signer

Property of Cook County Clerk's Office

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

Loan No: 2848562021

Page 4

INDIVIDUAL ACKNOWLEDGMENT

STATE OF IL)
) SS
 COUNTY OF Cook)

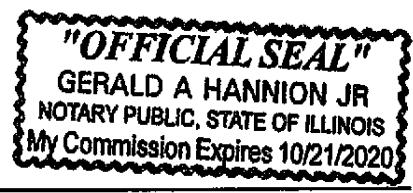
On this day before me, the undersigned Notary Public, personally appeared Ruben Gonzalez and Maricela Gonzalez, to me known to be the individuals described in and who executed the Modification of Mortgage, and acknowledged that they signed the Modification as their free and voluntary act and deed, for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

Given under my hand and official seal this 27th day of February, 2018.

By Gerald A Hannion Jr Residing at 1447 Etchingham Dr -
Lockport IL 60441

Notary Public in and for the State of IL

My commission expires 10/21/2020



Cook County Clerk's Office

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

Loan No: 2848562021

Page 5

LENDER ACKNOWLEDGMENT

STATE OF IL)
) SS
 COUNTY OF COOK)

On this 28th day of February, 2018 before me, the undersigned Notary Public, personally appeared Chuck Gittes and known to me to be the Sr Vice Pres, authorized agent for MB Financial Bank, N.A., successor in interest to American Chartered Bank that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of MB Financial Bank, N.A., successor in interest to American Chartered Bank, duly authorized by MB Financial Bank, N.A., successor in interest to American Chartered 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 MB Financial Bank, N.A., successor in interest to American Chartered Bank.

By [Signature] Residing at MT Prospect IL
 Notary Public in and for the State of IL

My commission expires May 12, 2019



Cook County Clerk's Office