

# UNOFFICIAL COPY

**RECORDATION REQUESTED BY:**

Forest Park National Bank &  
Trust Co  
Madison Street  
7348 West Madison Street  
Forest Park, IL 60130



Doc# 1815619061 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/05/2018 10:08 AM PG: 1 OF 3

**WHEN RECORDED MAIL TO:**

Forest Park National Bank &  
Trust Co  
Madison Street  
7348 West Madison Street  
Forest Park, IL 60130

**FOR RECORDER'S USE ONLY**

**This Modification of Mortgage prepared by:**

Kathryn Kendall, Loan Processor  
Forest Park National Bank & Trust Co  
7348 West Madison Street  
Forest Park, IL 60130

18152-93

## MODIFICATION OF MORTGAGE

**THIS MODIFICATION OF MORTGAGE** dated May 1, 2018, is made and executed between Jeanine Guncheon, unmarried (referred to below as "Grantor") and Forest Park National Bank & Trust Co, whose address is 7348 West Madison Street, Forest Park, IL 60130 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated June 30, 2010 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Mortgage and Assignment of Rents to Lender dated June 30, 2010 on real property located at 7349 W Madison St, Forest Park, IL 60130 and recorded with the Cook County Recorder of Deeds on July 14, 2010 as Document Number(s) 1019554039 and 1019554040, respectively, as amended, modified, renewed, restated or replaced from time to time

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

UNIT G IN THE 7349 MADISON STREET CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL: LOT 12 IN GEORGE W. MCLESTER'S MADISON STREET SUBDIVISION OF BLOCK 36 IN RAILROAD ADDITION TO TOWN OF HARLEM, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0021028115, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

The Real Property or its address is commonly known as 7349 W Madison St, Forest Park, IL 60130. The Real Property tax identification number is 15-12-433-050-1007.

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

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# UNOFFICIAL COPY

Property of Cook County

Authorized Signer \_\_\_\_\_ X  
FOREST PARK NATIONAL BANK & TRUST CO

LENDER: Jeanine Guncheon \_\_\_\_\_ X  
GRANTOR: Jeanine Guncheon

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED MAY 1, 2018.

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.

The definition of "Note" is amended to mean the Promissory Note dated May 1, 2018, in the original principal amount of \$289,052.93 from Grantor and/or Borrower to Lender, together with all renewals of, extensions of, modifications of, change in terms of, refinancings of, consolidations of and substitutions for the Promissory Note or agreement.  
Effective the date of this modification the maximum lien amount of the mortgage is increased from \$388,165.00 to \$432,805.25.

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## MODIFICATION OF MORTGAGE

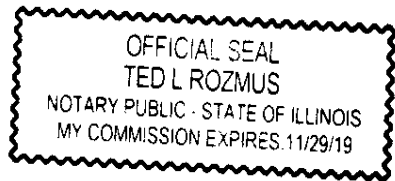
(Continued)

### INDIVIDUAL ACKNOWLEDGMENT

STATE OF IL )  
 ) SS  
 COUNTY OF COOK )

On this day before me, the undersigned Notary Public, personally appeared **Jeanine Guncheon**, 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 30th day of May, 2018.  
 By \_\_\_\_\_ Residing at 7348 W. Madison  
 Notary Public in and for the State of IL  
 My commission expires 11/29/19



### LENDER ACKNOWLEDGMENT

STATE OF IL )  
 ) SS  
 COUNTY OF COOK )

On this 30th day of May, 2018 before me, the undersigned Notary Public, personally appeared Ted Rozmus and known to me to be the authorized agent, authorized agent for **Forest Park National Bank & Trust Co** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Forest Park National Bank & Trust Co**, duly authorized by **Forest Park National Bank & Trust Co** 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 **Forest Park National Bank & Trust Co**.

By \_\_\_\_\_ Residing at 7348 W. Madison St.  
60130  
 Notary Public in and for the State of IL  
 My commission expires 7-21-18

