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Doc#: 1819847073 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/17/2018 12:21 PM Pg: 1 of 3

WHEN RECORDED MAIL TO:

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

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated June 1, 2013, is made and executed between Guillermo Santos; married to Patricia Santos (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 April 8, 2013 (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 May 31, 2013 in the Office of the Cook County Recorder of Deeds, State of Illinois, as Document No. 1315116075 and with an Assignment of Rents dated April, 2013 and recorded on October 3, 2013 in the Office of the Cook County Recorder of Deeds, State of Illinois, as Document No. 1327608106.

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

PARCEL 1:

Lot 8 in James A. Calek's and Rudolph Hlavka's Resubdivision of Lots 14 and 20 inclusive and the North 12 feet of Lot 21 and Lots 26 to 38 both inclusive in Block 43 in Chicago University Subdivision in the Northeast 1/4 of Section 7, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 2:

Lot 21 (except the North 12 feet thereof) and Lots 22, 23, 24 and 25 in Block 43 in Chicago University Subdivision in the North 1/2 of Section 7, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

The Real Property or its address is commonly known as 1838-42 and 1850 W. 50th Street, Chicago, IL 60609. The Real Property tax identification number is 20-07-218-017-0000 & 20-07-218-034-0000.

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

UNOFFICIAL COPY**MODIFICATION OF MORTGAGE
(Continued)**

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(1) Maturity Date. The Maturity Date is hereby extended from June 1, 2018 to June 1, 2023, or until paid in full.

(2) Interest Rate. The Interest Rate is hereby reduced from 7.250%, per annum, to 5.250%, 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 JUNE 1, 2018.


GRANTOR:

X 

 Guillermo Santos

LENDER:

ROYAL SAVINGS BANK

X 

 Jose Chavez, Loan Officer

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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 Guillermo Santos, married to Patricia Santos, to be 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 June, 2018.

By Victoria L. Zaragoza Residing at Cook County

Notary Public in and for the State of Illinois

My commission expires 9-1-2019



LENDER ACKNOWLEDGMENT

STATE OF Illinois)
)
) SS
 COUNTY OF Cook)

On this 1st day of June, 2018 before me, the undersigned Notary Public, personally appeared Jose Chavez and known to me to be the Loan Officer, 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 9-1-2019

