

# UNOFFICIAL COPY

Doc#: 1821306091 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/01/2018 11:38 AM Pg: 1 of 3

**RECORDATION REQUESTED BY:**

Beverly Bank & Trust  
Company, N.A.  
10258 S. Western Avenue  
Chicago, IL 60643

**WHEN RECORDED MAIL TO:**

Beverly Bank & Trust  
Company, N.A.  
9801 W Higgins, Suite 400  
Rosemont, IL 60018

FOR RECORDER'S USE ONLY

**This Modification of Mortgage prepared by:**

Loan Operations, Loan Documentation Administrator  
Beverly Bank & Trust Company, N.A.  
10258 S. Western Avenue  
Chicago, IL 60643

## MODIFICATION OF MORTGAGE

**THIS MODIFICATION OF MORTGAGE** dated July 11, 2015, is made and executed between Marvin Lynch, whose address is 7923 S. Clyde, Chicago, IL 60617 (referred to below as "Grantor") and Beverly Bank & Trust Company, N.A., whose address is 10258 S. Western Avenue, Chicago, IL 60643 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated October 13, 2010 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded on October 19, 2010 in the office of the Cook County Recorder of Deeds, as Document No. 1029233040 and Assignment of Rents dated October 13, 2010 and recorded on October 19, 2010 in the office of the Cook County Recorder of Deeds, as Document 1029233041.

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

The South 30 feet of Lot 5 in Block 2 in the Subdivision of Block 8 in Carolins Subdivision of the West half of the Southeast quarter of Section 25, 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 7824 S. Merrill Avenue, Chicago, IL 60617. The Real Property tax identification number is 20-25-426-023-0000.

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

**This Modification of Mortgage reflected the following:**

(1) Any references to the maturity date in the Mortgage shall hereby be deleted in their entirety so that the validity of the Mortgage shall remain continuous and uninterrupted.

(2) The definition of "Lender" is hereby deleted in its entirety and replaced by:

Lender. The word "Lender" means Beverly Bank & Trust Company, N.A. ("Lender"), as successor pursuant

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

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to Agreement to Purchase Assets and Assume Liabilities by and between Hyde Park Bank and Trust Company, as Seller and Lender as Buyer dated December 13, 2012, its successors and and or assigns.

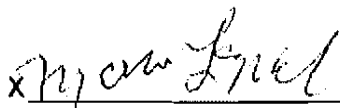
(3) The definition of "Note" is hereby deleted in its entirety and replaced by:

**Note.** The word "Note" means a Promissory Note dated July 11, 2018, as amended from time to time, in the original principal amount of \$41,171.68 from Borrower to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or credit agreement.

**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 JULY 11, 2018.**

**GRANTOR:**



Marvin Lynch

**LENDER:**

**BEVERLY BANK & TRUST COMPANY, N.A.**

x 

Authorized Signer

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## MODIFICATION OF MORTGAGE (Continued)

### INDIVIDUAL ACKNOWLEDGMENT

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF COOK )

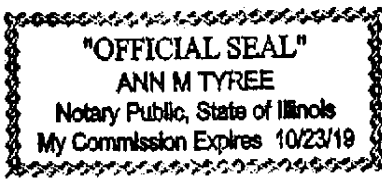
On this day before me, the undersigned Notary Public, personally appeared **Marvin Lynch**, to me known to be the individual described in and who executed the Modification of Mortgage, and acknowledged that he or she signed the Modification as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 27<sup>th</sup> day of July, 2018.

By Ann M Tyree Residing at Oak Lawn

Notary Public in and for the State of ILLINOIS

My commission expires 10/23/19



### LENDER ACKNOWLEDGMENT

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF COOK )

On this 27<sup>th</sup> day of July, 2018 before me, the undersigned Notary Public, personally appeared Kari Reid and known to me to be the Vice President, authorized agent for **Beverly Bank & Trust Company, N.A.** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Beverly Bank & Trust Company, N.A.**, duly authorized by **Beverly Bank & Trust Company, N.A.** 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 **Beverly Bank & Trust Company, N.A.**.

By Ann M Tyree Residing at Oak Lawn

Notary Public in and for the State of ILLINOIS

My commission expires 10/23/19

