

# UNOFFICIAL COPY

Doc#: 1909808154 Fee: \$56.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 04/08/2019 10:31 AM Pg: 1 of 5

**RECORDATION REQUESTED BY:**

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

**WHEN RECORDED MAIL TO:**

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

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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

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## MODIFICATION OF MORTGAGE

**THIS MODIFICATION OF MORTGAGE** dated March 5, 2019, is made and executed between Chicago Title Land Trust Company, as successor trustee, Trust #31044 under Trust dated 7-22-1999 (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 October 22, 2012 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Mortgage and Assignment of Rents to Lender dated October 22, 2013 on real property located at 6100-6120 S Archer Road, Summit, IL 60501 and 7717-19 W 60th Pl, Summit, IL 60501 and recorded with the Cook County Recorder of Deeds on October 25, 2012 as Document Number(s) 1229933087 and 1229933088, 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:

Tract A: Parcel 1: Sublots 1, 3 And 6, All In In The Subdivision (According To The Plat Thereof Recorded In The Recorder's Office Of Cook County, Illinois, On Or About December 24, 1940 As Document Number 12598890) Of Lots 1 And 2 In Elgin Motor Corporation Subdivision Of Part Of The East ½ Of The Southwest ¼ Of Section 13, Township 38 North, Range 12 East Of The Third Principal Meridian, According To The Plat Thereof Recorded On Or About May 13, 1921 In Book 165 Of Plats At Page 22 As Document Number 7143827 In Cook County, Illinois.

Tract B: Parcel 1: That Part Of Sublot 2, In The Resubdivision (According To The Plat Thereof Recorded In The Recorder's Office Of Cook County, Illinois, On Or About December 24, 1940, As Document Numbered 12598890) Of Lots 1 And 2 In Elgin Motor Corporation Subdivision Of Part Of The East Half Of The Southwest Quarter Of Section 13, Township 38 North, Range 12, East Of The Third Principal Meridian,

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## MODIFICATION OF MORTGAGE (Continued)

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According To The Plat Thereof Recorded On Or About May 13, 1921, In Book 165 Of Plats At Page 22 As Document Numbered 7143827 In Cook County, Illinois, That Part Of Said Sublot 2, Which Is Described As Follows:

Commencing At A Point On The Easterly Line Of Said Sublot 5 Which Is 15.54 Feet Southwesterly From The Northeast Corner Of Said Sublot 5, Said Point Being Where The Southerly Line Of A 30-Foot Private Driveway Meets The Westerly Line Of Archer Avenue; Thence West Along The South Line Of Said 30 Foot Driveway To A Point 15.54 Feet Southwesterly From The Northeast Corner Of Sublot 2, Being The Point Of Beginning; Thence South 105 Degrees, 53 Minutes West. A Distance Of 338.36 Feet To A Point; Thence; Northwesterly 13.58 Feet To A Point; Thence Southwesterly 7.17 Feet To A Point; Thence Due South A Distance Of 236.58 Feet To A Point; Thence West 136.70 Feet To A Point; Thence North 508.22 Feet To A Point; Thence East 90 Degrees 00 Minutes, 00 Seconds, 65.81 Feet To A Point; Thence South 90 Degrees, 00 Minutes, 00 Seconds, 10.97 Feet To A Point; Thence East 90 Degrees, 00 Minutes, 00 Seconds, 87.07 Feet To A Point; Thence North 105 Degrees, 53 Minutes, 48.41 Seconds East, 72.52 Feet To A Point; Thence 52.07 Feet East Along The South Line Of Said 30 Foot Driveway To The Point Of Beginning.

Tracts A & B, Parcel 2:

Easement For Benefit Of Tract A, Parcel 1, And Tract B, Parcel 1, For Ingress And Egress Over The Following Described Premises:

Commencing At The Northeast Corner Of Sublot 10 In The Resubdivision (According To The Plat Thereof Recorded In The Recorder's Office Of Cook County, Illinois, On Or About December 24, 1940 As Document Number 12598890) Of Lots 1 And 2 In Elgin Motor Corporation Subdivision Of Part Of The East ½ Of The Southwest ¼ Of Section 13, Township 38 North, Range 12 East Of The Third Principal Meridian, According To The Plat Thereof Recorded On Or About May 13, 1921 In Book 165 Of Plats At Page 22 As Document Number 7143827 In Cook County, Illinois: Thence Southerly Along The East Line Of Said Sublot 10 A Distance Of 85 Feet To A Point On Said East Line, Thence Westerly On A Line Which Is 85 Feet South Of And Parallel With The North Line Of Said Sublot 10 For A Distance Of 60 Feet; Thence Northerly On A Line Which Is 60 Feet West And Parallel With The East Line Of Said Sublot 10 To The North Line Of Said Sublot 10; And Thence Easterly Along The North Line Of Said Sublot 10 To The Place Of Beginning, Which Said Easement Was Reserved By The Cook Terminal Co. Under The Terms And Provisions Of That Certain Indenture From The Cook Terminal Co. To

Reichold Chemicals, Inc., A Delaware Corporation, Which Is Dated December 8, 1953 And Which Was Recorded January 4, 1954 In The Office Of The Recorder Of Deeds Of Cook County, Illinois, As Document Numbered 15804102.

The Real Property or its address is commonly known as 7717-7719 W 60th Place, Summit, IL 60501. The Real Property tax identification number is 18-13-303-042-0000 (Parcel A); 18-13-303-012-0000; 18-13-303-015-0000; 18-13-303-016-0000; 18-13-303-020-0000 (Parcel B).

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

The definition of "Note" is amended to mean the Promissory Note dated January 31, 2019, in the original principal amount of \$1,000,000.00 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.

**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

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## MODIFICATION OF MORTGAGE (Continued)

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 MARCH 5, 2019.**

**GRANTOR:**

**CHICAGO TITLE LAND TRUST COMPANY, Trustee of Chicago Title Land Trust Company AS TRUSTEE AS FORESAID AND NOT INDIVIDUALLY**

By: Margaret A. D. Smith **ASST. VICE PRESIDENT**  
Authorized Signer for Chicago Title Land Trust Company

Attestation not required

By: pursuant to corporate by-laws  
Authorized Signer for Chicago Title Land Trust Company



**LENDER:**

**FOREST PARK NATIONAL BANK & TRUST CO**

x K. Kendall  
Authorized Signer

This instrument is executed by the undersigned Land Trustee, not personally but solely as Trustee in the exercise of the power and authority conferred upon and vested in it as such Trustee. It is expressly understood and agreed that all the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee are undertaken by it solely in its capacity as Trustee and not personally. No personal liability or personal responsibility is assumed by or shall at any time be asserted or enforceable against the Trustee on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the Trustee in this instrument.

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## MODIFICATION OF MORTGAGE (Continued)

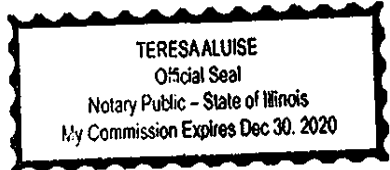
### TRUST ACKNOWLEDGMENT

STATE OF IL )  
 ) SS  
 COUNTY OF Cook )

On this 26<sup>th</sup> day of March, 2017 before me, the undersigned Notary Public, personally appeared MARGARET O'DONNELL, ASST. VICE PRESIDENT of Chicago Title Land Trust Company and \_\_\_\_\_ of Chicago Title Land Trust Company, and known to me to be authorized trustees or agents of the trust that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the trust, by authority set forth in the trust documents or, by authority of statute, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute this Modification and in fact executed the Modification on behalf of the trust.

By [Signature] Residing at 1100 Lake St, Ste 165  
Oak Park IL 60301  
 Notary Public in and for the State of IL

My commission expires 12/30/20



PROPOSED COOK County Clerk's Office

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## MODIFICATION OF MORTGAGE (Continued)

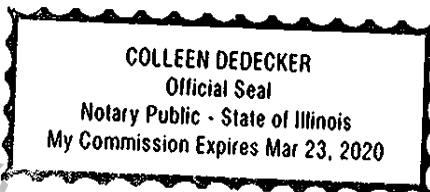
### LENDER ACKNOWLEDGMENT

STATE OF Illinois )  
 ) SS  
 COUNTY OF Cook )

On this 20th day of March, 2019 before me, the undersigned Notary Public, personally appeared Ted Williams and known to me to be the VP Lending, 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 [Signature] Residing at Forest Park IL  
 Notary Public in and for the State of Ill

My commission expires 3/23/20



Clerk's Office