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RECORDATION REQUESTED BY:

Home State Bank, N.A.
Retail Lending
40 Grant St.
Crystal Lake, IL 60014

Doc#: 1910249031 Fee: \$54.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 04/12/2019 09:15 AM Pg: 1 of 4

WHEN RECORDED MAIL TO:

Home State Bank, N.A.
Retail Lending
40 Grant St.
Crystal Lake, IL 60014

SEND TAX NOTICES TO:

Home State Bank, N.A.
Retail Lending
40 Grant St.
Crystal Lake, IL 60014

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

Home State Bank, N.A.
40 Grant Street
Crystal Lake, IL 60014



Home State Bank, N.A.

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated March 20, 2019, is made and executed between NIKKI MASSEY, whose address is 2518 W CORTLAND ST, CHICAGO, IL 60647 (referred to below as "Grantor") and Home State Bank, N.A., whose address is 40 Grant St., Crystal Lake, IL 60014 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated March 1, 2019 (the "Mortgage").

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

PARCEL 1:

THE WEST 21.33 FEET, EXCEPTING THE NORTH 74.83 FEET THEREOF, OF THAT PART OF LOTS 42 AND 50, TAKEN TOGETHER AS A TRACT, IN BLOCK 2 IN B.F. JACOBS SUBDIVISION OF BLOCK 2 IN JOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF A STRAIGHT LINE DRAWN AT RIGHT ANGLES TO THE SOUTH LINE OF SAID TRACT FROM A POINT ON SAID SOUTH LINE, 212.59 FEET WEST OF THE SOUTHEAST CORNER OF SAID TRACT, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF THE ENCLAVE TOWN HOMES HOMEOWNER'S ASSOCIATION RECORDED AS DOCUMENT NO. 1718419026.

The Real Property or its address is commonly known as 2518 W CORTLAND ST, CHICAGO, IL 60647. The Real Property tax identification number is 13-36-407-034-0000.

UNOFFICIAL COPY**MODIFICATION OF MORTGAGE**

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

CHANGING THE FIXED RATE LOAN WITH AN INTEREST OF 4.375% TO A 7/1 LIBOR ARM AT 4% INITIAL RATE, RESULTING IN A NEW MONTHLY PAYMENT OF \$ 3,116.88 FOR THE FIRST SEVEN YEARS.

Change Dates. The initial fixed interest rate I will pay will change to an adjustable interest rate on the 1st day of March, 2026, and the adjustable interest rate I will pay may change on that day every 12th month thereafter. The date on which my initial fixed interest rate changes to an adjustable interest rate, and each date on which my adjustable interest rate could change, is called a "Change Date."

The Index. Beginning with the first Change Date, my adjustable interest rate will be based on an Index. The "Index" is the average of interbank offered rates for one-year U.S. dollar-denominated deposits in the London market ("LIBOR"), as published in *The Wall Street Journal*. The most recent Index figure available as of the date 45 days before each Change Date is called the "Current Index."

If the Index is no longer available, the Note Holder will choose a new index that is based upon comparable information. The Note Holder will give me notice of this choice.

Calculation of Changes. Before each Change Date, the Note Holder will calculate my new interest rate by adding **TWO AND ONE FOURTH** percentage point(s) (2.250%) to the Current Index. The Note Holder will then round the result of this addition to the nearest one-eighth of one percentage point (0.125%). Subject to the limits stated in Section 4(D) below, this rounded amount will be my new interest rate until the next Change Date.

The Note Holder will then determine the amount of the monthly payment that would be sufficient to repay the unpaid principal that I am expected to owe at the Change Date in full on the Maturity Date at my new interest rate in substantially equal payments. The result of this calculation will be the new amount of my monthly payment.

Limits on Interest Rate Changes. The interest rate I am required to pay at the first Change Date will not be greater than 6.000% or less than 2.000%. Thereafter, my adjustable interest rate will never be increased or decreased on any single Change Date by more than **TWO** percentage point(s) (2.000%) from the rate of interest I have been paying for the preceding 12 months. My interest rate will never be greater than **9.00** %.

Effective Date of Changes. My new interest rate will become effective on each Change Date. I will pay the amount of my new monthly payment beginning on the first monthly payment date after the Change Date until the amount of my monthly payment changes again.

Notice of Changes. The Note Holder will deliver or mail to me a notice of any changes in my initial fixed interest rate to an adjustable interest rate and of any changes in my adjustable interest rate before the effective date of any change. The notice will include the amount of my monthly payment, any information required by law to be given to me and also the title and telephone number of a person who will answer any question I may have regarding the notice.

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.

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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 20, 2019.

GRANTOR:

X 
NIKKI MASSEY

LENDER:

HOME STATE BANK, N.A.

X 
Authorized Signer

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Illinois

COUNTY OF Cook

On this day before me, the undersigned Notary Public, personally appeared **NIKKI MASSEY**, 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 March, 2019.

By Veronica Jacobo Residing at 2117 N. Albany Ave Chicago, Ill 60647

Notary Public In and for the State of Ill

My commission expires 9-18-2021



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LENDER ACKNOWLEDGMENT

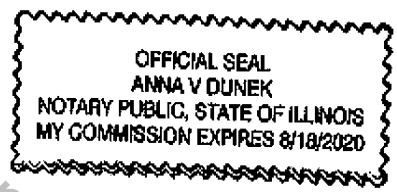
STATE OF Illinois)
) SS
 COUNTY OF McHenry)

On this 20th day of March, 2019 before me, the undersigned Notary Public, personally appeared Paula Wubch and known to me to be the Vice President, authorized agent for **Home State Bank, N.A.** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Home State Bank, N.A.**, duly authorized by **Home State Bank, 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 **Home State Bank, N.A.**

By Anna Dunek Residing at _____

Notary Public in and for the State of Illinois

My commission expires Aug 18 2020



Originator Names and Nationwide Mortgage Licensing System and Registry IDs:

Organization: Home State Bank, N.A. NMLSR ID: _____
 Individual: _____ NMLSR ID: _____