

UNOFFICIAL COPY

Doc#. 2004913084 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 02/18/2020 11:45 AM Pg: 1 of 4

RECORDATION REQUESTED BY:

Byline Bank, an Illinois State
Chartered Bank, as successor
in interest to First Bank &
Trust
Corporate Headquarters
180 N. LaSalle Street
Chicago, IL 60601

WHEN RECORDED MAIL TO:

Byline Bank, an Illinois State
Chartered Bank, as successor
in interest to First Bank &
Trust
Corporate Headquarters
180 N. LaSalle Street
Chicago, IL 60601

SEND TAX NOTICES TO:

Byline Bank, an Illinois State
Chartered Bank, as successor
in interest to First Bank &
Trust
Corporate Headquarters
180 N. LaSalle Street
Chicago, IL 60601

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

Lender
Byline Bank, an Illinois State Chartered Bank, as successor in interest to First Bank & Trust
180 N. LaSalle Street
Chicago, IL 60601

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated January 1, 2020, is made and executed between Peter A. Segall, whose address is 1507 W. Highland Ave. , Chicago, IL 60660-1309 and Kimberly A. Brooks, whose address is 1507 W. Highland Ave. , Chicago, IL 60660-1309, married to each other Tenants by the Entirety (referred to below as "Grantor") and Byline Bank, an Illinois State Chartered Bank, as successor in interest to First Bank & Trust, whose address is 180 N. LaSalle Street, Chicago, IL 60601 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated December 5, 2014 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded December 19, 2014 as Document No. 1435342065.

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

LOT 78 IN R.B. FARSON'S SUBDIVISION OF THE NORTH 26 RODS AND 11 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5 AND THAT PART OF CLARK STREET OF THE NORTH 26 RODS AND 11 FEET OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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

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The Real Property or its address is commonly known as 1507 W. Highland Ave. , Chicago, IL 60660-1309.
The Real Property tax identification number is 14-05-100-042-0000.

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

This Modification of Mortgage reflects that the following items and paragraphs are hereby deleted to the Mortgage and are made a part thereof:

The "Lender" in the Mortgage is hereby deleted and replaced with the following: Byline Bank, an Illinois State Chartered Bank, whose address is 180 N. LaSalle St., Chicago, IL 60601, as successor in interest to First Bank & Trust

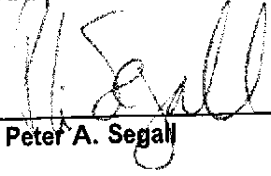
NOTE. The word "Note" means the promissory note dated December 05, 2014, in the original principal amount of ~~\$408,750.00~~ from Grantor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement. The interest rate on the Note is 4.475% based on a year of 360 days. Payments on the Note are to be made in accordance with the following payment schedule: in 300 regular payments of \$2,064.88 each. Grantor's first payment is due February 1, 2015, and all subsequent payments are due on the same day of each month after that. Grantor's final payment will be due on January 01, 2045 and will be for all principal and all accrued interest not yet paid. Payments include principal and interest.

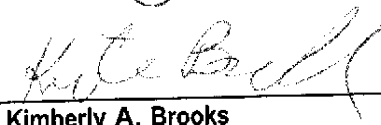
All other terms and conditions not specifically amended herein, remain unchanged and in full effect.

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 JANUARY 1, 2020.

GRANTOR:

X 
Peter A. Segall

X 
Kimberly A. Brooks

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MODIFICATION OF MORTGAGE (Continued)

LENDER:

BYLINE BANK, AN ILLINOIS STATE CHARTERED BANK, AS SUCCESSOR
IN INTEREST TO FIRST BANK & TRUST

X Stephanie Murray
Authorized Signer

INDIVIDUAL ACKNOWLEDGMENT

STATE OF IL)
) SS
COUNTY OF Cook)

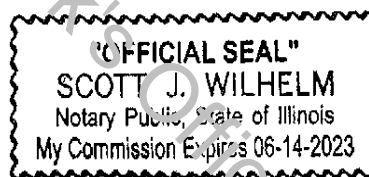
On this day before me, the undersigned Notary Public, personally appeared **Peter A. Segall and Kimberly A. Brooks**, to me known to be the individuals described in and who executed the Modification of Mortgage, and acknowledged that they signed the Modification as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 2nd day of February, 20 20.

By [Signature] Residing at 920 Cheryl Eganston Pl

Notary Public in and for the State of IL

My commission expires 6/14/23



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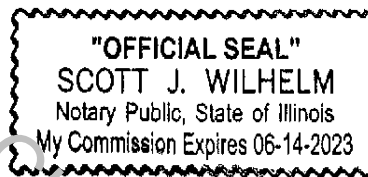
MODIFICATION OF MORTGAGE (Continued)

LENDER ACKNOWLEDGMENT

STATE OF FL)
) SS
 COUNTY OF Cook)

On this 3rd day of February, 2020 before me, the undersigned Notary Public, personally appeared Stephanie Murray and known to me to be the Lender, authorized agent for Byline Bank, an Illinois State Chartered Bank, as successor in interest to First Bank & Trust that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of Byline Bank, an Illinois State Chartered Bank, as successor in interest to First Bank & Trust 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 Byline Bank, an Illinois State Chartered Bank, as successor in interest to First Bank & Trust.

By [Signature] Residing at 610 Church, Evanston IL
 Notary Public in and for the State of IL
 My commission expires 6/14/23



Originator Names and Nationwide Mortgage Licensing System and Registry IDs:

Organization: **Byline Bank**

NMLSR ID: **585435**

Individual: **Patricia A. Tynski**

NMLSR ID: **508208**