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Doc#: 2006508028 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 03/05/2020 09:25 AM Pg: 1 of 4

RECORDATION REQUESTED BY:

Old Plank Trail Community
Bank, N.A.
20012 S. Wolf Road
Mokena, IL 60448

WHEN RECORDED MAIL TO:

Old Plank Trail Community
Bank, N.A. - New Lenox
9801 W Higgins, Suite 400
Rosemont, IL 60018

MT A20262020
Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

Loan Operations, Loan Documentation Administrator
Old Plank Trail Community Bank, N.A.
20012 S. Wolf Road
Mokena, IL 60448

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated January 15, 2020, is made and executed between Gregory M. Anderson and Gina Anderson, Co-Trustees under provisions of the Gregory M. Anderson and Gina Anderson Living Trust dated September 24, 2018, whose address is 1049 Royal Dublin Ln, Dyer, IN 46311 (referred to below as "Grantor") and Old Plank Trail Community Bank, N.A., whose address is 20012 S. Wolf Road, Mokena, IL 60448 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated December 17, 2013 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Mortgage recorded July 23, 2014 in the office of the Cook County Recorder as Document No. 1420416089 and that certain Assignment of Rents dated December 17, 2013, recorded July 23, 2014 in the office of Cook County Recorder as Document No. 1420416090.

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

THE NORTH 3.14 FEET OF LOT 34, LOT 35, LOT 36, LOT 37 (EXCEPT THE NORTH 12.17 FEET THEREOF), ALL IN BLOCK 8 IN TORRENCE SCHOOL ADDITION, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN; TOGETHER WITH THAT PART OF THE EAST 1/2 OF THE NORTH AND SOUTH 20-FOOT WIDE HERETOFORE VACATED PUBLIC ALLEY, LYING WEST OF AND ADJOINING THE LAST DESCRIBED TRACT OF LAND, LYING SOUTH OF THE WESTERLY PROLONGATION OF THE SOUTH LINE OF THE NORTH 12.17 FEET OF SAID LOT 37 AND LYING NORTH OF THE WESTERLY PROLONGATION OF THE SOUTH LINE OF THE NORTH 3.14 FEET OF SAID LOT 34, ALL IN, COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 17706 School Street, Lansing, IL 60438. The Real Property tax identification number is 30-30-314-061-0000.

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

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MODIFICATION OF MORTGAGE (Continued)

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1.) The definition of Note is hereby restated in its entirety to mean the following:

Note. The word "Note" means a Promissory Note dated January 15, 2020, as amended from time to time, in the original principal amount of \$170,228.01 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.

2.) The "Maximum Lien" section is hereby restated in its entirety to mean the following:

Maximum Lien. At no time shall the principal amount of Indebtedness secured by the Mortgage, not including sums advanced to protect the security of the Mortgage, exceed \$340,456.02.

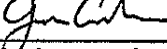
CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by Lender to this Modification does not waive Lender's right 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 L. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions. Grantor hereby ratifies and affirms that Grantor's liability shall continue in full force and effect through and including the Note's now extended maturity date and that Grantor has no defenses, setoffs, or other claims against Lender arising out of this credit facility. If it is determined that any other person or entity other than Lender shall have a lien, encumbrance, or claim of any type which has a legal priority over any term of this Modification, the original terms of the Note and Mortgage shall be severable from this Modification and separately enforceable from the terms thereof as modified hereby in accordance with their original terms, and Lender shall maintain all legal or equitable priorities which were in existence before the date of execution of this Modification. It is understood by and is the intention of the parties hereto that any legal or equitable priorities of Lender over any party which were in existence before the date of execution of this Modification shall remain in effect after the execution of this Modification.

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 15, 2020.

GRANTOR:

**GREGORY M. ANDERSON AND GINA ANDERSON LIVING TRUST DATED
SEPTEMBER 24, 2018**

By: 
Gregory M. Anderson, Co-Trustee of Gregory M. Anderson
and Gina Anderson Living Trust dated September 24, 2018

By: 
Gina Anderson, Co-Trustee of Gregory M. Anderson and Gina
Anderson Living Trust dated September 24, 2018

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MODIFICATION OF MORTGAGE (Continued)

LENDER:

OLD PLANK TRAIL COMMUNITY BANK, N.A.

X _____
Authorized Signer

TRUST ACKNOWLEDGMENT

STATE OF IL)

COUNTY OF Cook) SS)

On this 23rd day of January, 2020 before me, the undersigned Notary Public, personally appeared Gregory M. Anderson, Co-Trustee of Gregory M. Anderson and Gina Anderson Living Trust dated September 24, 2018 and Gina Anderson, Co-Trustee of Gregory M. Anderson and Gina Anderson Living Trust dated September 24, 2018, 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: Donna Marquez Residing at Lansing

Notary Public in and for the State of Illinois

My commission expires 8/16/22



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MODIFICATION OF MORTGAGE (Continued)

LENDER ACKNOWLEDGMENT

STATE OF IL)
) SS
 COUNTY OF Cook)

On this 25th day of January, 2020 before me, the undersigned Notary Public, personally appeared Jesse Hunt and known to me to be the Jesse AVP, authorized agent for Old Plank Trail Community Bank, N.A. that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of Old Plank Trail Community Bank, N.A., duly authorized by Old Plank Trail Community 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 Old Plank Trail Community Bank, N.A..

By Donna Marquez Residing at Lansing

Notary Public in and for the State of Illinois

My commission expires 8/16/22



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