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RECORDATION REQUESTED BY: FIRST NATIONS BANK 7757 W. DEVON AVENUE CHICAGO, IL 60631-1509 Doc#. 2010639092 Fee: \$98.00 Edward M. Moody Cook County Recorder of Deeds

Cook County Recorder of Deeds
Date: 04/15/2020 10:38 AM Pg: 1 of 5

WHEN RECORDED MAIL TO: FIRST NATIONS BANK 7757 W. DEVON AVENUE CHICAGO, IL 60631-1509

SEND TAX NOTICES TO:
FIRST NATIONS BANK
7757 W. DEVON AVENUE
CHICAGO, IL 60631-1509

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by: SA - SPILOTRO, 11051636-7 FIRST NATIONS BANK 7757 W. DEVON AVENUE CHICAGO, IL 60631-1509

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated March 1, 2020, is made and executed between FIRST NATIONS BANK, not personally but as Trustee on behalf of FIRST MATIONS BANK F/K/A FNBW BANK U/T/A DATED FEBRUARY 13, 2006 AND KNOWN AS TRUST 1644, whose ardress is 7757 W DEVON AVE, CHICAGO, IL 60631 (referred to below as "Grantor") and FIRST NATIONS BANK, whose address is 7757 W. DEVON AVENUE, CHICAGO, IL 60631-1509 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated February 28, 2013 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

RECORDED IN COOK COUNTY WITH NUMBERS 1312645010 & 1312645016

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

LOTS 12 AND 13 IN BLOCK 1 IN H.O STONE AND COMPANY SUBDIVISION OF THE FAST 60 ACRES OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION25, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN. (EXCEPT THAT PART NORTH OF STREET). IN COOK COUNTY, ILLINOIS

The Real Property or its address is commonly known as 3110-3114 N HARLEM AVE, CHICAGO, IL 60634. The Real Property tax identification number is 12-25-207-020/12-25-207-021.

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

EXTENDED THE MATURITY DATE BY ONE YEAR UNTIL MARCH 1, 2021. ALL OTHER TERMS AND CONDITIONS REMAIN THE SAME.

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

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MODIFICATION OF MORTGAGE (Continued)

nued)

Page 2

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 MARCH 1, 2020.

GRANTOR:

FIRST NATIONS BANK F/K/A F/IBW BANK U/T/A DATED FEBRUARY 13, 2006 AND KNOWN AS TRUST 1644

FIRST NATIONS BANK, not personally but as Trustee under that certain trust agreement dated 02-13-2006 and known as FIRST NATIONS BANK F/K/A FNBW BANK U/T/A DATED FEBRUARY 13 2006 AND KNOWN AS TRUST 1644.

The Trustee in executing the document SPECIFICALLY EXCLUDES all references to any environmental condition of the premises whether under the ILLINOIS ENVIRONMENTAL PROTECTION ACT or otherwise the pereficiary of this Trust has management and control of the premises and as such mas the authority on iteration of the premiser own tensification as agent for or on behalf of the Trustee.

LENDER:

The terms and conditions in this instrument to the preserve not withstending this instrument is subject to the provisions of the Truette's Exculpatory Rider attached paraboland, made it part hereof.

FIRST NATIONS BANK

Authorized Signer

2010639092 Page: 3 of 5

UNOFFICIAL CC MODIFICATION OF MORTGAGE (Continued)

Page 3

TRUST ACKNOWLEDGMENT	
STATE OF)
_) ss
COUNTY OF)
NATIONS BANK F/K/A FNBW BANK U/T/A DATED FEE known to me to be (an) suthorized trustee(s) or ag Mortgage and acknowledger, the Modification to be authority set forth in the trust documents or, by au	of FIRST NATIONS BANK, Trustee of FIRST BRUARY 13, 2006 AND KNOWN AS TRUST 1644, and pent(s) of the trust that executed the Modification of the free and voluntary act and deed of the trust, by athority of statute, for the uses and purposes therein are authorized to execute this Modification and in fact Residing at ALVARO A. SAMORA OFFICIAL SEAL Notary Public, State of Illinois My Commission Expires May 10, 2020
	Clark's Office

Page 4

JNOFFICIAL CC MODIFICATION OF MORTGAGE

(Continued)

LENDER ACKNOWLEDGMENT STATE OF UUNOIS }) SS COUNTY OF ____ Cook _ day of _ March _,<u>2020_</u> before me, the undersigned Notary On this Public, personally appeared 500 Olouro and known to me to be the AVP , authorized egent for FIRST NATIONS BANK that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of FIRST NATIONS BANK, duly authorized by FIRST NATIONS BANK 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 FIRST NATIONS BANK. Residing at 7757 w. Devon Chicago IL Notary Public in and for the State of ALVARO A SAMORA OFFICIAL SEAL Notary Public, State of Illinois 05/10/2020 My commission expires Ay Commission Expires May 10, 2020 LaserPro, Ver. 19.4.0.030 Copr. Finastra USA Corporation 1997, 2020. All Rights Reserved. PAS OFFICE C:\CFI\LPL\G201.FC TR-3137 PR-43

Under attached to and made a part of the Morigage Y

This MORTGAGE is executed by the First Nations Bank F/K/A First National Bank of Wheaton not personally but as Trustee as aforesaid in the exercise of the power and authority conferred upon and vested in it as such Trustee (and said First Nations Bank F/K/A First National Bank of Wheaton, hereby warrants that it possesses full power and authority to execute this instrument), and it is expressly understood and agreed that nothing herein or in said Note contained shall be construed as creating liability on the said Mortgagor or on said First Nations Bank F/K/A First National Bank of Wheaton personally to pay said Note or any interest that may accrue thereon, or any indebtedness accruing hereunder, or to perform any covenant either express or implied herein contained, or on account of any warranty or indemnification made hereunder, all such liability, if any, being expressly waived by Mortgagee and by every person now or hereafter claiming any right or security hereunder, and that so far as the Mortgagor and its successor and said First Nations Bank F/K/A First National Bank of Wheaton personally are concerned, the legal holder or holders of said Note and the owner or owners of any indebtedness accruing hereunder shall look solely to the premises hereby conveyed for the payment thereof, by the enforcement of the lien hereby created, in the manner herein and in said Note provided or by action to enforce the personal liability of the guarantor, if any.

First Nations Bank F.K.A First National Bank of Wheaton, not personally but as Trustee under Trust No.

FIRST NATIONS BANK F/K/A FIRST NATIONAL BANK OF WHEATON

AS TRUSTEE UNDER TRUST AGREEMENT DATED 2/13/2006 AND KNOWN AS TRUST NUMBER 16044 BY: Date Council ATO	The Trustee in executing the document SPECIFICALLY EXCLUDES all references to any environmental condition of the premises whether under the ILLINOIS ENVIRONMENTAL PROTECTION ACT or otherwise, the beneficiary of this Trust has management and control of the premises and as such has the authority on its/their own behalf as environmental representative but not as agent for or on behalf of the Trustee
STATE OF ILLINOIS COUNTY OF Coc) ss.	The terms and randitions in this instrument to the contrary not will standing this instrument is subject to the provisions of the Thustee's Exculpatory Rider attached hereto and, marks it part hereof.
I, the undersigned, a Notary Public in and for said County, in th	e state aforesaid, DO HEREBY CERTIFY, THAT
me to be the same person whose name is subscribed to the foregoin and acknowledged that they signed and delivered the said instrun Given under my hand and Notarial Seal this 15t day of 1000	g instrument, appeared before me this day in person nent as their own free and voluntary act.

Notary Public

ALVARO A. SAMORA OFFICIAL SEAL Notary Public, State of Illinois My Commission Expires May 10, 2020