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RECORDATION REQUESTED BY:
Providence Bank & Trust
630 East 162nd Street
P.O. Box 706
South Holland, IL 60473

Doc# 2030941082 Fee \$88.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
EDWARD M. MOODY
COOK COUNTY RECORDER OF DEEDS
DATE: 11/04/2020 03:35 PM PG: 1 OF 4

WHEN RECORDED MAIL TO:
Providence Bank & Trust
630 East 162nd Street
P.O. Box 706
South Holland, IL 60473

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:
JENNIFER S. MELOY, SENIOR COMMERCIAL SERVICES ASSOCIATE
Providence Bank & Trust
630 East 162nd Street
South Holland, IL 60473

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated August 1, 2020 is made and executed between WILLENE BRITT, whose address is 707 LUSTED LN, BATAVIA, IL 60510 (referred to below as "Grantor") and Providence Bank & Trust, whose address is 630 East 162nd Street , P.O. Box 706, South Holland, IL 60473 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated November 16, 2009 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

RECORDED ON DECEMBER 7, 2009 AS DOCUMENT NUMBER 0934133005 AND RE-RECORDED APIL 16, 2010 AS DOCUMENT NUMBER 1010657252.

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

LOTS 23 AND 24 IN BLOCK 14 IN J.E. WHITES 2ND RUTHERFORD PARK ADDITION OF CHICAGO SA SUBDIVISION OF THE SOUTHWEST 1/4 (EXCEPT THE WEST 22.28 CHAINS THEREOF) IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 6924 WEST NORTH AVENUE, CHICAGO, IL 60607. The Real Property tax identification number is 13-31-325-024-0000 AND 13-31-325-025-0000.

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

DEFINITIONS.

Note. The word "Note" means the promissory note dated August 1, 2020, in the original principal amount of \$269,106.29 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 a variable interest rate based upon one or more rates. Payments on the Note are to be made in accordance with the following payment schedule: 60 monthly consecutive principal and interest

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

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Page 2

payments of \$2,797.41 each, beginning September 1, 2020, with interest calculated on the unpaid principal balance at an interest rate of 4.500% based on a year of 360 days ("Payment Stream 1"); 59 monthly consecutive principal and interest payments in the initial amount of \$2,797.42 each, beginning September 1, 2025, with interest calculated on the unpaid principal balances at an interest rate based on the Weekly Average Yield on United States Treasury Securities adjusted to a constant maturity of five (5) years (currently 0.240%), plus a margin of 3.500%, resulting in an initial interest rate of 4.500% based on a year of 360 days ("Payment Stream 2"); and one principal and interest payment of \$2,797.44 on August 1, 2030, with interest calculated on the unpaid principal balances at an interest rate based on the Weekly Average Yield on United States Treasury Securities adjusted to a constant maturity of five (5) years (currently 0.240%), plus a margin of 3.500%, adjusted if necessary for the minimum and maximum rate limitations for this loan, resulting in an initial interest rate of 4.500% based on a year of 360 days ("Payment Stream 3"). This estimated final payment is based on the assumption that all payments will be made exactly as scheduled and that there are no changes in any Index for this loan; the actual final payment will be for all principal and accrued interest not yet paid, together with any other unpaid amounts under the Note. If any index for this loan increases, the payments tied to that index, and therefore the total amount secured hereunder, will increase. Any variable interest rate tied to an index for this loan shall be calculated as of, and shall begin on, the commencement date indicated for the applicable payment stream. **NOTICE:** Under no circumstances shall the interest rate on this Note be less than 4.500% per annum or more than the maximum rate allowed by applicable law. The maturity date is August 1, 2030. **NOTICE TO GRANTOR: THE NOTE CONTAINS A VARIABLE INTEREST RATE.**


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 AUGUST 1, 2020.

GRANTOR:

x 
WILLENE BRITT

LENDER:**PROVIDENCE BANK & TRUST**

x 
Authorized Signer

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MODIFICATION OF MORTGAGE (Continued)

LENDER ACKNOWLEDGMENT

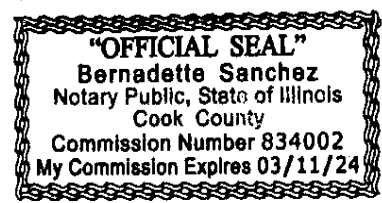
STATE OF Illinois)
)
 COUNTY OF DuPage) SS
)

On this 30th day of September, 2020 before me, the undersigned Notary Public, personally appeared Kaushik Shah and known to me to be the Vice President, authorized agent for **Providence Bank & Trust** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Providence Bank & Trust**, duly authorized by **Providence 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 **Providence Bank & Trust**.

By Bernadette Sanchez Residing at 2549 Scott Franklin Park, IL

Notary Public in and for the State of Illinois

My commission expires 3/11/24



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MODIFICATION OF MORTGAGE (Continued)

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Illinois)
)
 COUNTY OF DuPage) SS
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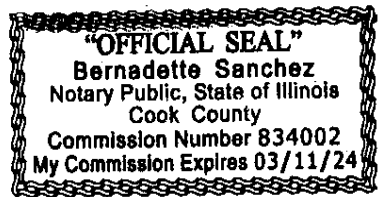
On this day before me, the undersigned Notary Public, personally appeared **WILLENE BRITT**, to me known to be the individual described in and who executed the Modification of Mortgage, and acknowledged that he or she signed the Modification as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 30th day of September, 2020.

By Bernadette Sanchez Residing at 2549 Scott Franklin Park Dr

Notary Public in and for the State of Illinois

My commission expires 3/11/24



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