

UNOFFICIAL COPY

Doc#: 2117541135 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/24/2021 03:37 PM Pg: 1 of 4

RECORDATION REQUESTED BY:
Byline Bank formerly known as
North Community Bank, an
Illinois banking corporation
Corporate Headquarters
180 N. LaSalle St.
Chicago, IL 60601

WHEN RECORDED MAIL TO:
Byline Bank formerly known as
North Community Bank, an
Illinois banking corporation
Corporate Headquarters
180 N. LaSalle St.
Chicago, IL 60601

SEND TAX NOTICES TO:
Byline Bank formerly known as
North Community Bank, an
Illinois banking corporation
Corporate Headquarters
180 N. LaSalle St.
Chicago, IL 60601

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:
Daniel Burke , VP
Byline Bank formerly known as North Community Bank, an Illinois banking corporation
180 N. LaSalle St.
Chicago, IL 60601

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated April 1, 2021, is made and executed between Niki Laskaris, whose address is 433 N. Prospect Ave., Park Ridge, IL 60068, married to Angelo G Laskaris , wife and husband (referred to below as "Grantor") and Byline Bank formerly known as North Community Bank, an Illinois banking corporation, whose address is 180 N. LaSalle St., Chicago, IL 60601 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated January 7, 2015 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded February 3, 2015 as Document Number 1503404004.

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

LOT 32 IN BLOCK 1 IN PART OF PARK RIDGE, BEING A RESUBDIVISION OF PART OF BLOCKS 1, 3, 4 AND 5 IN PENNY AND MEACHAM'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 433 N. Prospect Ave., Park Ridge, IL 60068. The Real Property tax identification number is 09-26-410-001-0000.

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

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

Page 2

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, formerly known as North Community Bank, an Illinois banking corporation

The paragraph entitled "Payment" in the Promissory Note is hereby deleted and replaced with the following:

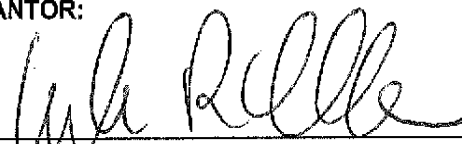
Note. The word "Note" means the promissory note dated April 01, 2021 in the original principal amount of \$664,786.36 from Grantor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement. The interest rate on the Note is 2.875% based on a year of 360 days. Payments on the Note are to be made in accordance with the following payment schedule: in 60 regular payments of \$11,908.45. Grantor's first payment is due May 1, 2021, and all subsequent payments are due on the same day of each month after that. Grantor's final payment will be due on April 1, 2026 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 APRIL 1, 2021.

GRANTOR:

x 
Nik Laskaris

LENDER:

BYLINE BANK FORMERLY KNOWN AS NORTH COMMUNITY BANK, AN ILLINOIS BANKING CORPORATION

x 
Authorized Signer

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

INDIVIDUAL ACKNOWLEDGMENT

STATE OF ILLINOIS)
)
 COUNTY OF COOK) SS
)

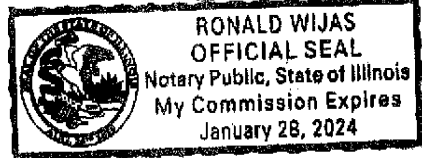
On this day before me, the undersigned Notary Public, personally appeared **Niki Laskaris**, to me known to be the individual described in and who executed the Modification of Mortgage, and acknowledged that he or she signed the Modification as his or her free and voluntary act and deed, for the uses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

Given under my hand and official seal this 27th day of April, 2021.

By [Signature] Residing at Chicago, IL

Notary Public in and for the State of Illinois

My commission expires 1/28/24



Property of Cook County Clerk's Office

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

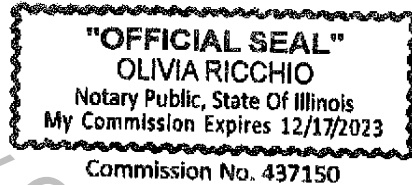
LENDER ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

On this 20th day of APRIL, 2021 before me, the undersigned Notary Public, personally appeared Patricia Cruz and known to me to be the AVP, authorized agent for **Byline Bank formerly known as North Community Bank, an Illinois banking corporation** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Byline Bank formerly known as North Community Bank, an Illinois banking corporation**, duly authorized by **Byline Bank formerly known as North Community Bank, an Illinois banking corporation** 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 formerly known as North Community Bank, an Illinois banking corporation**.

By [Signature] Residing at 3322 DAK PARK AVE
BELLEVILLE IL 62002
 Notary Public in and for the State of ILLINOIS

My commission expires 12-17-2023



Originator Names and Nationwide Mortgage Licensing System and Registry IDs:

Organization: **Byline Bank** NMLSR ID: **585435**
 Individual: **Cruz, Patty** NMLSR ID: **1156692**