

# UNOFFICIAL COPY

**RECORDATION REQUESTED BY:**

THE LEADERS BANK  
2001 YORK ROAD, SUITE  
150  
OAK BROOK, IL 60523

Doc#: 2130240396 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 10/29/2021 02:55 PM Pg: 1 of 3

**WHEN RECORDED MAIL TO:**

THE LEADERS BANK  
2001 YORK ROAD, SUITE  
150  
OAK BROOK, IL 60523

FOR RECORDER'S USE ONLY

**This Modification of Mortgage prepared by:**

Nancy M. Forchione, Credit Administration  
THE LEADERS BANK  
2001 YORK ROAD, SUITE 150  
OAK BROOK, IL 60523

## MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated October 22, 2021, is made and executed between Theresa Thompson, an unmarried woman, whose address is 5052 N. Marine Dr. Apt. C6, Chicago, IL 60640 (referred to below as "Grantor") and THE LEADERS BANK, whose address is 2001 YORK ROAD, SUITE 150, OAK BROOK, IL 60523 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated October 2, 2018 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded on October 29, 2018 as Document Number 1830206295 in the Cook County Recorder of Deeds Office and a Modification of Mortgage dated June 22, 2020 and recorded with the Cook County Recorder of Deeds Office on August 24, 2020 as Document Number 2023721206.

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

UNIT 5052-6C TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 5040-60 NORTH MARINE DRIVE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 24264760, AS AMENDED, IN SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

The Real Property or its address is commonly known as 5052 N. Marine Dr., Apt C6, Chicago, IL 60640. The Real Property tax identification number is 14-08-407-022-1127.

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

a.) Delete and restate the definition of 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 \$39,000.00 b.) Delete and restate the definition of Credit Agreement to read as follows: The words "Credit Agreement" mean the credit agreement dated October 21, 2021, with credit limit of \$39,000.00 from Grantor to Lender, together with all renewals of, extension of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement. The interest

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(Continued)

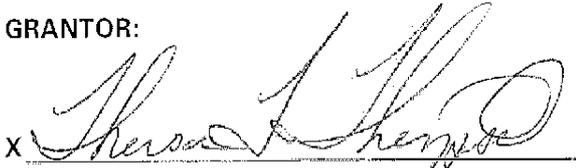
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rate on the Credit Agreement is a variable interest rate based upon an index. The index currently is 3.250% per annum. If the index increases, the payments tied to the index, and therefore the total amount secured hereunder, will increase. Any variable interest rate tied to the index shall be calculated as of, and shall begin on, the commencement date indicated for the applicable payment stream. Notwithstanding the foregoing, the variable interest rate or rates provided for in this Mortgage shall be subject to the following maximum rate. **NOTICE:** Under no circumstances shall the interest rate on this Mortgage be more than (except for any higher default rate shown below) the lesser of 20.000% per annum or the maximum rate allowed by applicable law.

**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 endorsees 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 OCTOBER 22, 2021.**

GRANTOR:

x   
 Theresa Thompson

LENDER:

THE LEADERS BANK

x   
 Authorized Signer

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## MODIFICATION OF MORTGAGE (Continued)

### INDIVIDUAL ACKNOWLEDGMENT

STATE OF IL

COUNTY OF DuPage

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) SS  
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On this day before me, the undersigned Notary Public, personally appeared **Theresa Thompson**, 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 22<sup>nd</sup> day of October, 2021.

By Nicholas E. Doggett Residing at Chicago, IL

Notary Public in and for the State of IL

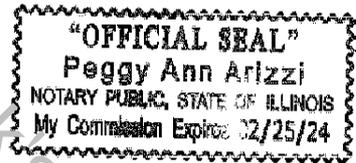
My commission expires 7/8/24

### LENDER ACKNOWLEDGMENT

STATE OF Illinois

COUNTY OF DuPage

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) SS  
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On this 22<sup>nd</sup> day of October, 2020 before me, the undersigned Notary Public, personally appeared Nicholas E. Doggett and known to me to be the AVP Mortgage Lending, authorized agent for **THE LEADERS BANK** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **THE LEADERS BANK**, duly authorized by **THE LEADERS 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 **THE LEADERS BANK**.

By Peggy Ann Arizzi Residing at Island Lake, IL

Notary Public in and for the State of Illinois

My commission expires 2-25-24