

# UNOFFICIAL COPY

Doc#: 2203812457 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/07/2022 12:47 PM Pg: 1 of 6

**RECORDATION REQUESTED BY:**

FNBC Bank and Trust  
LaGrange Office  
620 W Burlington Ave  
LaGrange, IL 60525

**WHEN RECORDED MAIL TO:**

FNBC Bank and Trust  
Attn: Loan Operations  
620 W. Burlington Avenue  
La Grange, IL 60525

17021109WC

FOR RECORDER'S USE ONLY

**This Modification of Mortgage prepared by:**

Central Loan Operations  
FNBC Bank and Trust  
620 W Burlington Ave  
LaGrange, IL 60525

## MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated January 19, 2022, is made and executed between Chicago Title Land Trust Company, not personally but as Trustee on behalf of Chicago Title Land Trust Company, Trust #1109801 (referred to below as "Grantor") and FNBC Bank and Trust, whose address is 620 W Burlington Ave, LaGrange, IL 60525 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated December 26, 2017 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Mortgage recorded January 2, 2018 in the office of the Cook County Recorder of Deeds and known as document number 1800249148.

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

LOT 3 IN BLOCK 3 IN HENRY SOFFEL'S FIRST ADDITION TO MELROSE PARK, BEING A SUBDIVISION OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER LINE OF ELGIN ROAD AND WEST OF LINE 29.67 CHAINS WEST OF THE EAST LINE OF SAID SECTION 4, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 1122 N 32nd Avenue, Melrose Park, IL 60160. The Real Property tax identification number is 15-04-402-011-0000.

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

The Maximum Lien amount is hereby increased to \$775,000.00.

All other terms and conditions remain unchanged.

**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

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

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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 JANUARY 19, 2022.**

GRANTOR:

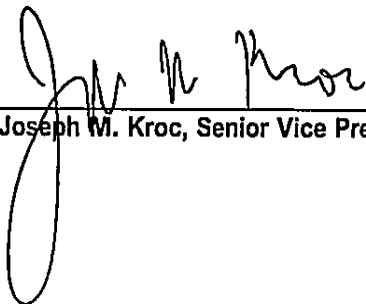
CHICAGO TITLE LAND TRUST COMPANY, TRUST #1109801

CHICAGO TITLE LAND TRUST COMPANY, not personally but as Trustee under that certain trust agreement dated 05-14-2001 and known as Chicago Title Land Trust Company, Trust #1109801.

By: \_\_\_\_\_  
Authorized Trust Officer

LENDER:

FNBC BANK AND TRUST

x   
\_\_\_\_\_  
Joseph M. Kroc, Senior Vice President

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## MODIFICATION OF MORTGAGE (Continued)

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 endorser 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 JANUARY 19, 2022.

GRANTOR:

CHICAGO TITLE LAND TRUST COMPANY, TRUST #1109801



CHICAGO TITLE LAND TRUST COMPANY, not personally but as Trustee under that certain trust agreement dated 05-14-2001 and known as Chicago Title Land Trust Company, Trust #1109801.

By: Maigret O'Donnell  
Authorized Trust Officer  
ASST. VICE PRESIDENT

LENDER:

FNBC BANK AND TRUST

x Joseph M. Kroc  
Joseph M. Kroc, Senior Vice President

This instrument is executed by the undersigned Land Trustee, not personally but solely as Trustee in the exercise of the power and authority conferred upon and vested in it as such Trustee. It is expressly understood and agreed that all the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee are undertaken by it solely in its capacity as Trustee and not personally. No personal liability or personal responsibility is assumed by or shall at any time be asserted or enforceable against the Trustee on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the Trustee in this instrument.

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## MODIFICATION OF MORTGAGE (Continued)

### TRUST ACKNOWLEDGMENT

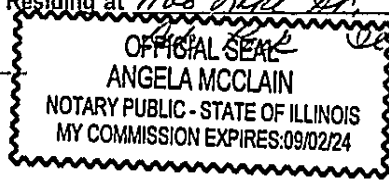
STATE OF IL )  
 ) SS  
 COUNTY OF Cook )

On this 19<sup>th</sup> day of January, 2022, before me, the undersigned Notary Public, personally appeared Authorized Trust Officer, MARGARET O'DONNELL of Chicago Title Land Trust Company, Trustee of Chicago Title Land Trust Company, Trust #1109801, and known to me to be an authorized trustee or agent 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 he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the trust.

By Angela McClain Residing at 1100 Lake St. Ste 100C

Notary Public in and for the State of IL

My commission expires 09/02/24



PROTECTIVE COOK County Clerk's Office  
 VICE PRESIDENT

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## MODIFICATION OF MORTGAGE (Continued)

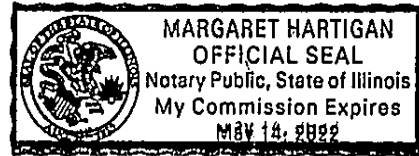
### LENDER ACKNOWLEDGMENT

STATE OF Illinois )  
 ) SS  
 COUNTY OF COOK )

On this 19th day of JANUARY, 2022 before me, the undersigned Notary Public, personally appeared Joseph M. Kroc and known to me to be the Senior Vice President, authorized agent for FNBC Bank and Trust that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of FNBC Bank and Trust, duly authorized by FNBC Bank and 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 FNBC Bank and Trust.

By Margaret Hartigan Residing at 4510 Concordia Ct  
Midlothian IL 60445  
 Notary Public in and for the State of Illinois

My commission expires MAY 14, 2022



Cook County Clerk's Office

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## MODIFICATION OF MORTGAGE (Continued)

### TRUST ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ )  
 ) SS  
 COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ before me, the undersigned Notary Public, personally appeared Authorized Trust Officer, \_\_\_\_\_ of Chicago Title Land Trust Company, Trustee of Chicago Title Land Trust Company, Trust #1109801, and known to me to be an authorized trustee or agent 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 he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the trust.

By \_\_\_\_\_ Residing at \_\_\_\_\_

Notary Public in and for the State of \_\_\_\_\_

My commission expires \_\_\_\_\_

PUBLIC OF COOK COUNTY CLERK'S OFFICE