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Doc#: 2226455027 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/21/2022 09:51 AM Pg: 1 of 4

RECORDATION REQUESTED BY:

Belmont Bank & Trust
Company
8250 W Belmont Ave
Chicago, IL 60634

WHEN RECORDED MAIL TO:

Belmont Bank & Trust
Company
8250 W Belmont Ave
Chicago, IL 60634

SEND TAX NOTICES TO:

Belmont Bank & Trust
Company
8250 W Belmont Ave
Chicago, IL 60634

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

Valentina Jakuts
Belmont Bank & Trust Company
8250 W Belmont Ave
Chicago, IL 60634

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated October 5, 2021, is made and executed between Chicago Title Land Trust Company, not personally but as Trustee on behalf of Land Trust Agreement dated November 9, 2000 and known as Trust Number 1109162 (referred to below as "Grantor") and Belmont Bank & Trust Company, whose address is 8250 W Belmont Ave, Chicago, IL 60634 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated April 16, 2016 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded with Cook County Recorder of Deeds on May 2, 2016 as a documents number 1612350054.

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

THAT PART OF BLOCK 16 IN UNIT 4 IN HANOVER GARDENS FIRST ADDITION, BEING A PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 AND PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF EAST AVENUE AND BRIARWOOD, AS SHOWN ON SAID SUBDIVISION PLAT; THENCE EASTERLY ON THE NORTHERLY LINE OF SAID BRIARWOOD AVENUE, A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE CONTINUING EASTERLY ON THE NORTH LINE OF SAID BRIARWOOD AVENUE, A DISTANCE OF 200 FEET; THENCE NORTHERLY AT RIGHT ANGLES, A DISTANCE OF 140 FEET TO THE SOUTHERLY LINE OF IRVING PARK ROAD; THENCE WESTERLY ON SAID IRVING PARK ROAD, A DISTANCE OF 150 FEET; THENCE SOUTHERLY A DISTANCE OF 140 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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MODIFICATION OF MORTGAGE (Continued)

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The Real Property or its address is commonly known as 1921 Irving Park Rd, Hanover Park, IL 60133. The Real Property tax identification number is 06-25-420-009-0000.

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

(i) **Maturity Date of the Indebtedness is hereby extended to October 7, 2028.**

(ii) The Indebtedness is evidenced by Promissory Note dated April 29, 2016 in the original principal amount of \$350,000.00 , with all of its renewals and modifications and most recently modified by Promissory Note dated October 4, 2021 in the principal amount of \$318,707.50 with monthly payments of \$4,610.22 principal and interest calculated based on 5.61% fixed interest rate per annum (365/360 method) followed by a single maturity payment of all outstanding interest and principal on October 7, 2028.

(iii) Other paragraphs included elsewhere in this document further modify the Mortgage to the extent described therein.

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.

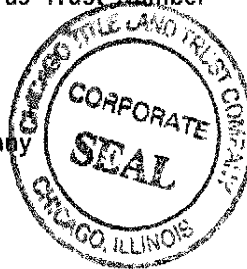
GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED OCTOBER 5, 2021.

GRANTOR:

LAND TRUST AGREEMENT DATED NOVEMBER 9, 2000 AND KNOWN AS TRUST NUMBER 1109162

CHICAGO TITLE LAND TRUST COMPANY, not personally but as Trustee under that certain trust agreement dated 11-09-2000 and known as Land Trust Agreement dated November 9, 2000 and known as Trust Number 1109162.

By: *Angel McLean*
Authorized Signer for Chicago Title Land Trust Company



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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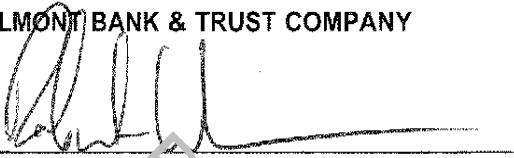
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LENDER:

BELMONT BANK & TRUST COMPANY

X 
 Authorized Signer

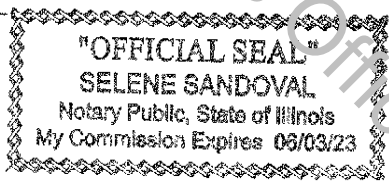
TRUST ACKNOWLEDGMENT

STATE OF IL)
) SS
 COUNTY OF Cook)

On this 20th day of September, 2022 before me, the undersigned Notary Public, personally appeared Angela McClain ASST. MGT. PRESIDENT of Chicago Title Land Trust Company, Trustee of Land Trust Agreement dated November 9, 2000 and known as Trust Number 1109162, 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 Seleine Sandoval Residing at 1100 Lake St #100C Oak Park IL 60301

Notary Public in and for the State of IL
 My commission expires 6/3/23



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LENDER ACKNOWLEDGMENT

STATE OF IL)
) SS
 COUNTY OF COOK)

On this 2nd day of December, 2021 before me, the undersigned Notary Public, personally appeared Robert Strewer and known to me to be the LOO, authorized agent for **Belmont Bank & Trust Company** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Belmont Bank & Trust Company**, duly authorized by **Belmont Bank & Trust Company** 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 **Belmont Bank & Trust Company**.

By Valentyna Jakuts Residing at Chicago

Notary Public in and for the State of IL

My commission expires 12/25/2025

