

# UNOFFICIAL COPY

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Doc#. 2300433378 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/04/2023 03:30 PM Pg: 1 of 3

**RECORDATION REQUESTED BY:**  
Forest Park National Bank &  
Trust Co  
Madison Street  
7348 West Madison Street  
Forest Park, IL 60130

**WHEN RECORDED MAIL TO:**  
Forest Park National Bank &  
Trust Co  
Madison Street  
7348 West Madison Street  
Forest Park, IL 60130

**SEND TAX NOTICES TO:**  
Forest Park National Bank &  
Trust Co  
Madison Street  
7348 West Madison Street  
Forest Park, IL 60130

**FOR RECORDER'S USE ONLY**

This Modification of Mortgage prepared by:  
Diana Palicka  
Forest Park National Bank & Trust Co  
7348 West Madison Street  
Forest Park, IL 60130

**PRAIRIE TITLE**  
**6821 W. NORTH AVE.**  
**OAK PARK, IL 60302**

## MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated November 16, 2022, is made and executed between Miguel Escobedo and Norka M. Escobedo, whose address is 421 N Grove Ave, Oak Park, IL 60302 (referred to below as "Grantor") and Forest Park National Bank & Trust Co, whose address is 7348 West Madison Street, Forest Park, IL 60130 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated August 16, 2017 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded on August 17, 2017 in the Cook County Recorder of Deeds Office, State of Illinois as document #1722901051, as modified from time to time.

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

LOT 31 IN BLOCK 3 IN ROSELLS BONNIE BRAE ADDITION TO RIVER FOREST BEING A SUBDIVISION OF THE NORTH 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THEREFROM THE WEST 33 FEET AND THE SOUTH 33 FEET THEREOF DEEDED TO THE VILLAGE OF RIVER FOREST FOR STREET PURPOSES) IN COOK COUNTY, ILLINOIS.

LOT 32 IN BLOCK 3 IN RESELLS BONNIE BRAE ADDITION TO RIVER FOREST BEING A SUBDIVISION OF THE NORTH 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THEREFROM THE WEST 33 FEET AND THE SOUTH 33 FEET THEREOF DEEDED TO THE VILLAGE OF RIVER FOREST FOR STREET PURPOSES) IN COOK COUNTY, ILLINOIS.

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## MODIFICATION OF MORTGAGE (Continued)

The Real Property or its address is commonly known as 1530 & 1534 Clinton Place, River Forest, IL 60305. The Real Property tax identification number is 15-01-203-024-0000 & 15-01-203-025-0000.

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

The definition of "Note" is amended to mean the Promissory Note dated August 16, 2017, in the original principal amount of \$600,000.00 from Grantor and/or Borrower to Lender, together with all renewals of, extensions of, modifications of, change in terms of, refinancing's of, consolidations of and substitutions for the Promissory Note or agreement. Effective the date of this modification the maximum lien amount of the mortgage is increased from \$600,000.00 to \$928,000.00. The maturity date of the Promissory Note is hereby extended from November 16, 2022 to November 16, 2027; and repayment terms are modified as described in the payment PARAGRAPH

**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 NOVEMBER 16, 2022.**

**GRANTOR:**

X   
Miguel Escobedo

X   
Norka M. Escobedo

**LENDER:**

**FOREST PARK NATIONAL BANK & TRUST CO**

X   
Authorized Signer

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## MODIFICATION OF MORTGAGE (Continued)

### INDIVIDUAL ACKNOWLEDGMENT

STATE OF IL )  
 )  
 COUNTY OF Cook ) SS  
 )

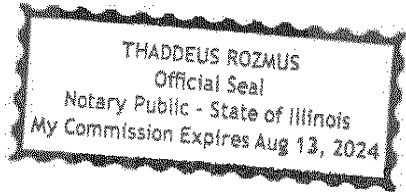
On this day before me, the undersigned Notary Public, personally appeared Miguel Escobedo and Norka M. Escobedo, to me known to be the individuals described in and who executed the Modification of Mortgage, and acknowledged that they signed the Modification as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 28th day of December, 2022.

By [Signature] Residing at 7348 W. Madison

Notary Public in and for the State of IL

My commission expires 8/13/24



### LENDER ACKNOWLEDGMENT

STATE OF IL )  
 )  
 COUNTY OF Cook ) SS  
 )

On this 28 day of December, 2022 before me, the undersigned Notary Public, personally appeared TED ROZMUS and known to me to be the LENDER, authorized agent for Forest Park National Bank & Trust Co that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of Forest Park National Bank & Trust Co, duly authorized by Forest Park National Bank & Trust Co 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 Forest Park National Bank & Trust Co.

By [Signature] Residing at 7348 W. Madison

Notary Public in and for the State of IL

My commission expires 5-30-2023

