

# UNOFFICIAL COPY

Doc#: 2325713123 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/14/2023 09:18 AM Pg: 1 of 4

**RECORDATION REQUESTED BY:**  
Northbrook Bank & Trust  
Company, N.A.  
1100 Waukegan Road  
Northbrook, IL 60062

**WHEN RECORDED MAIL TO:**  
Northbrook Bank & Trust  
Company, N.A.  
9801 W Higgins, Suite 400  
Rosemont, IL 60018

**FOR RECORDER'S USE ONLY**

**This Modification of Mortgage prepared by:**  
Loan Operations, Loan Documentation Administrator  
Northbrook Bank & Trust Company  
1100 Waukegan Road  
Northbrook, IL 60062

## MODIFICATION OF MORTGAGE

**THIS MODIFICATION OF MORTGAGE** dated August 18, 2023, is made and executed between Diane Lyons, and Raymond Lyons, Jr., as Trustees of The Diane Lyons Living Trust dated October 12, 2004 (referred to below as "Grantor") and Northbrook Bank & Trust Company, N.A., whose address is 1100 Waukegan Road, Northbrook, IL 60062 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated May 26, 2023 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

**Mortgage recorded June 14, 2023 in the Cook County Recorder of Deeds as Document No. 2316513051.**

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

LOT 195 IN SANDBURG GLEN, A PLANNED UNIT DEVELOPMENT, UNIT FOUR, BEING A PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 12860 Newport Drive, Palos Park, IL 60464. The Real Property tax identification number is 23-33-108-013-0000.

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

**The Maximum Lien amount shall be increased to \$250,000.00.**

**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

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## MODIFICATION OF MORTGAGE (Continued)

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 AUGUST 18, 2023.**

GRANTOR:

THE DIANE LYONS LIVING TRUST DATED OCTOBER 12, 2004

By: *Diane Lyons* Trustee  
Diane Lyons as Trustee of The Diane Lyons Living Trust dated October 12, 2004

By: *Raymond Lyons Jr* Trustee  
Raymond Lyons Jr. as Trustee of The Diane Lyons Living Trust dated October 12, 2004

LENDER:

NORTHBROOK BANK & TRUST COMPANY, N.A.

X *[Signature]*  
Authorized Signer

Property of Cook County Clerk's Office

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## MODIFICATION OF MORTGAGE (Continued)

### TRUST ACKNOWLEDGMENT

STATE OF Illinois )  
 )  
 COUNTY OF Lake ) SS  
 )

On this 18th day of August, 2023 before me, the undersigned Notary Public, personally appeared Diane Lyons as Trustee of The Diane Lyons Living Trust dated October 12, 2004 and Raymond Lyons, Jr. as Trustee of The Diane Lyons Living Trust dated October 12, 2004, and known to me to be authorized trustees or agents 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 they are authorized to execute this Modification and in fact executed the Modification on behalf of the trust.

By [Signature] Residing at 200 N. Buffalo Creek Rd  
 Notary Public in and for the State of Illinois Buffalo Creek IL 60089  
 My commission expires 09/27/2026



CLERK'S OFFICE

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## MODIFICATION OF MORTGAGE (Continued)

### LENDER ACKNOWLEDGMENT

STATE OF Illinois )  
 )  
COUNTY OF Cook ) SS  
 )



On this 18th day of August, 2023 before me, the undersigned Notary Public, personally appeared Nina Spektor and known to me to be the \_\_\_\_\_, authorized agent for Northbrook Bank & Trust Company, N.A. that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of Northbrook Bank & Trust Company, N.A., duly authorized by Northbrook Bank & Trust Company, N.A. 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 Northbrook Bank & Trust Company, N.A.

By Michelle Murphy Residing at 200 N. Buffalo Grove Rd  
Notary Public in and for the State of Illinois Buffalo Grove, IL - 60089  
My commission expires 1/27/2024

Cook County Clerk's Office