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KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 4/9/2024 2:32 PM Pg: 1 of 4

RECORDATION REQUESTED BY:

Peoples Bank
Munster Banking Center/Loan
Center
9204 Columbia Ave
Munster, IN 46321

WHEN RECORDED MAIL TO:

Peoples Bank
Munster Banking Center/Loan
Center
9204 Columbia Ave
Munster, IN 46321

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

Alejandra Ceja, Commercial Loan Processor
Peoples Bank
9204 Columbia Ave
Munster, IN 46321

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated March 1, 2024, is made and executed between Juan Fernandez and Leonila Cuevas, whose address is 5445 S Christiana Ave, Chicago, IL 60632-3217 (referred to below as "Grantor") and Peoples Bank, whose address is 9204 Columbia Ave, Munster, IN 46321 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated October 26, 2018 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Mortgage dated October 26, 2018 given to secure indebtedness in the principal amount of \$284,000.00 recorded October 30, 2018 as Document Number 1830319079 in the Office of the Cook County Recorder of Deeds.

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

Lots 4 and 5 in William H. Britigan's Resubdivision of Lots 25 to 30 in Block 16 in Phare's Subdivision of the East half of the Southwest quarter of Section 12, Township 38 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

The Real Property or its address is commonly known as 2812-2814 West 55th Street, Chicago, IL 60632. The Real Property tax identification number is 19-12-331-038-0000.

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

Modification of the loan amount. The loan amount is hereby amended to be \$237,710.11.

Modification of the Lender. The lender is hereby amended to be Peoples Bank as Successor in interest to Royal Savings Bank.

Modification of the Maturity Date. The maturity date is hereby amended to be March 1, 2034.

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

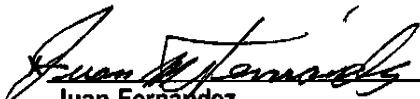
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CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by Lender 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 MARCH 1, 2024.


GRANTOR:


 Juan Fernandez

x 
 Leonila Cuevas

LENDER:

PEOPLES BANK

x 
 Miguel Michel, Business Banker

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MODIFICATION OF MORTGAGE (Continued)

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INDIVIDUAL ACKNOWLEDGMENT

STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this day before me, the undersigned Notary Public, personally appeared **Juan Fernandez and Leonila Cuevas**, 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 4th day of April, 2024.

By *Brian Manuel Lopez* Residing at Illinois

Notary Public in and for the State of Illinois

My commission expires October 20, 2024



LENDER ACKNOWLEDGMENT

STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 4th day of April, 2024 before me, the undersigned Notary Public, personally appeared **Miguel Michel** and known to me to be the **Business Banker**, authorized agent for **Peoples Bank** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Peoples Bank**, duly authorized by **Peoples 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 **Peoples Bank**.

By *Brian Manuel Lopez* Residing at Illinois

Notary Public in and for the State of Illinois

My commission expires October 20, 2024



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MODIFICATION OF MORTGAGE (Continued)

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