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RECORDATION REQUESTED BY:

Evergreen Bank Group
Oak Brook Office
1515 West 22nd Street, Suite
100W
Oak Brook, IL 60523

Doc#: 2412202222 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/1/2024 12:39 PM Pg: 1 of 4

WHEN RECORDED MAIL TO:

Evergreen Bank Group
Oak Brook Office
1515 West 22nd Street, Suite
100W
Oak Brook, IL 60523

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:
Violet Toma, Commercial Documentation Officer
Evergreen Bank Group
1515 West 22nd Street, Suite 100W
Oak Brook, IL 60523

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated March 20, 2024, is made and executed between James J. Mazurowski, whose address is 9537 South Clifton Park Avenue, Evergreen Park, IL 60805 (referred to below as "Grantor") and Evergreen Bank Group, whose address is 1515 West 22nd Street, Suite 100W, Oak Brook, IL 60523 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated November 15, 2006 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

That certain Mortgage and Assignment of Rents recorded with Cook County, Illinois Recorder's Office on December 5, 2006 as Document Nos. 0633940121 and 0633940122.

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

UNIT C TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 5651 WEST 120TH STREET CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0616432043, IN THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 5659 West 120th Street (Unit C) as previously known as and subsequently subdivided, the property is now known as 5651 West 120th Street (Unit C), Alsip, IL 60803. The Real Property tax identification number is 24-29-201-045-1003 (previously 24-29-201-038-0000 and subsequently subdivided).

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

This Modification of Mortgage reflects the following:

1) The definition of "Note" as it appears in the Mortgage and Assignment of Rents is hereby amended and

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restated to read as follows:

"Note. The word "Note" means the promissory note dated as of November 15, 2006 in the original principal amount of \$107,760.00 made by Borrower in favor of Evergreen Community Bank, predecessor-in-interest to Evergreen Bank Group ("Lender) as amended and restated by that certain promissory note dated as of March 20, 2009 in the amended and restated principal amount of \$101,659.96 made by Borrower in favor of Lender, and as further amended and restated by that certain promissory note dated as of March 20, 2014 in the amended and restated principal amount of \$91,861.42, and as amended and restated by that certain amended and restated promissory note dated as of March 20, 2019 in the principal amount of \$77,410.31 from Borrower to Lender, and as amended and restated by that certain amended and restated promissory note dated as of even date herewith in the principal amount of \$58,662.74 from Borrower to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement.

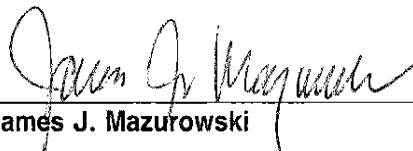
2) This Modification of Mortgage shall reflect amendment of the **"Real Property Tax Identification Number"** as referenced in the above mentioned Mortgage and is hereby amended to **24-29-201-045-1003**.

3) This Modification of Mortgage shall reflect amendment of the **"Real Property or its address"** as referenced in the above mentioned Mortgage and is hereby amended to **5651 W. 120th Street, Alsip, IL 60803**.

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.

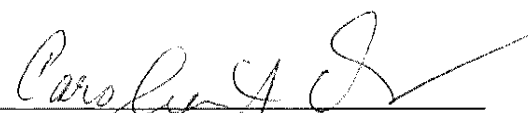
GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED MARCH 20, 2024.

GRANTOR:

X 
James J. Mazurowski

LENDER:

EVERGREEN BANK GROUP

X 
Carolyn A. Owen, Vice President

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MODIFICATION OF MORTGAGE

(Continued)

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this day before me, the undersigned Notary Public, personally appeared **James J. Mazurowski**, to me known to be the individual described in and who executed the Modification of Mortgage, and acknowledged that he or she signed the Modification as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

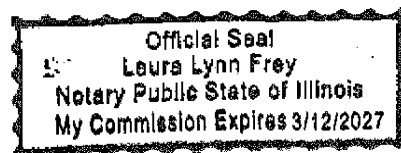
Given under my hand and official seal this 27 day of March, 2024.

By Laura Lynn Frey Residing at 3842 W. 95th St.

Notary Public in and for the State of Illinois

My commission expires 03/12/2025

Laura Lynn Frey



LENDER ACKNOWLEDGMENT

STATE OF IL)
) SS
 COUNTY OF Will)

On this 27th day of March, 2024 before me, the undersigned Notary Public, personally appeared **Carolyn A. Owen** and known to me to be the **Vice President**, authorized agent for **Evergreen Bank Group** that executed the within and foregoing instrument and acknowledge I said instrument to be the free and voluntary act and deed of **Evergreen Bank Group**, duly authorized by **Evergreen Bank Group** 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 **Evergreen Bank Group**.

By Brenda A Cerda Residing at 12816 Dairy Lane

Notary Public in and for the State of IL

My commission expires 5/8/27



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MODIFICATION OF MORTGAGE (Continued)

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