

# UNOFFICIAL COPY



Doc# 2415808015 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 6/6/2024 11:35 AM

PAGE: 1 OF 5

**Return To:** U.S. SMALL BUSINESS  
ADMINISTRATION  
14925 KINGSFORT RD  
FORT WORTH, TX 76155

**Prepared By:** U.S. SMALL  
BUSINESS ADMINISTRATION  
14925 KINGSFORT RD  
FORT WORTH, TX 76155

---

## Modification of Mortgage With Future Advance Clause

---

The date of this Real Estate Modification ("*Modification*") is March 5, 2024.

### Mortgagor

CHARLES EDWARD BALL JR., WHO ACQUIRED  
TITLE AS CHARLES BALL, AND LISA BALL,  
HUSBAND AND WIFE  
309 N LONG AVE  
CHICAGO, IL 60644

### Lender

U.S. SMALL BUSINESS ADMINISTRATION, A  
GOVERNMENT AGENCY  
2 NORTH 20TH STREET  
SUITE 320  
BIRMINGHAM, AL 35203

**Background.** Mortgagor and Lender entered into a Security Instrument dated September 21, 2023 and recorded on October 5, 2023. The Security Instrument was recorded in the records of COOK County, Illinois in Instrument number 2327851015. The property is located in COOK County at 309 N LONG AVE, CHICAGO, IL 60644.

Described as:

THE LAND ASSOCIATED WITH THE PROPERTY ADDRESS IS SITUATED IN THE CITY OF CHICAGO,  
COUNTY OF COOK AND STATE OF ILLINOIS, AND DESCRIBED AS FOLLOWS:

LOT 11 IN BLOCK 1 IN F.A. HILLS RESUBDIVISION OF BLOCKS 1 AND 2 IN OWEN AND MATTHEWS  
SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST  
1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN,  
ACCORDING TO THE MAP THEREOF RECORDED DECEMBER 28, 1894 AS DOCUMENT NO. 2153745, IN  
COOK COUNTY ILLINOIS.

Parcel ID Number: 16-09-303-009

**Modification.** For value received, Mortgagor and Lender agree to modify the original Security Instrument. Mortgagor and Lender agree that this Modification continues the effectiveness of the original Security Instrument. The Security

# UNOFFICIAL COPY

Instrument was given to secure the original debts and obligations (whether identified as Secured Debts, Sums Secured, or otherwise) that now have been modified. Together with this Modification, the Security Instrument now secures the following debts and all extensions, renewals, refinancings, modifications and replacements.

A promissory note between Lender and CHARLES EDWARD BALL, JR (the "Borrower") dated September 20, 2023 as modified by the loan modification agreement signed by Borrower and dated the same date as this Modification (the "Loan Modification Agreement"). The Loan Modification Agreement states that Borrower owes Lender One hundred eight thousand four hundred and 00/100 Dollars (U.S. \$108,400.00) plus interest. Borrower has promised to pay this debt in regular periodic payments and to pay the debt in full not later than September 20, 2053.

The interest rate stated in the Loan Modification Agreement is two and one half percent (2.5%). If this Security Instrument is an adjustable rate mortgage loan, this initial rate is subject to change in accordance with the Loan Modification Agreement.

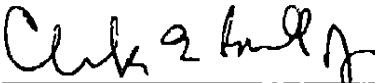
**Maximum Obligation Limit.** The total principal amount secured by the Security Instrument at any one time will not exceed \$2,000,000.00. This limitation of amount does not include interest and other fees and charges validly made pursuant to the Security Instrument. Also, this limitation does not apply to advances made under the terms of the Security Instrument to protect Lender's security and to perform any of the covenants contained in the Security Instrument.

**Warranty of Title.** Mortgagor warrants that Mortgagor is or will be lawfully seized of the estate conveyed by the Security Instrument and has the right to grant, bargain, convey, sell, and mortgage the property. Mortgagor also warrants that such same property is unencumbered, except for encumbrances of record.

**Continuation of Terms.** Except as specifically amended in this Modification, all terms of the Security Instrument remain in effect.

**Signatures.** By signing below, Mortgagor agrees to the terms and covenants contained in this Modification. Mortgagor also acknowledges receipt of a copy of the Modification.

Mortgagor

  
CHARLES EDWARD BALL, JR

Date

  
LISA BALL

Date

  
Date

# UNOFFICIAL COPY

**Acknowledgment**

State of Illinois

County of COOK

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ by  
CHARLES EDWARD BALL, JR

\_\_\_\_\_  
*Notary Public*

\_\_\_\_\_  
*Notary Public Name*

This notarial act was completed:

- In Person
- In Person Electronic
- Remote Online Notarization

**Acknowledgment**

State of Illinois

County of COOK

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ by  
LISA BALL

\_\_\_\_\_  
*Notary Public*

\_\_\_\_\_  
*Notary Public Name*

This notarial act was completed:

- In Person
- In Person Electronic
- Remote Online Notarization

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

This instrument is executed and delivered by the U. S. Small Business Administration's duly authorized Attorney pursuant to Delegation of Authority, No. 12-D, Revision 3, Redelelegation of Disaster Assistance, published in The Federal Register, Vol. 58, No. 206, page 57891, October 27, 1993.

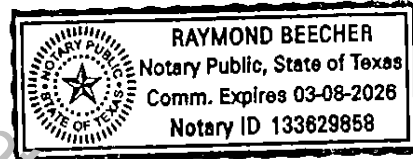
IN WITNESS WHEREOF, this instrument is executed this 24<sup>th</sup> day of MAY, 2024.

STATE OF TEXAS )  
COUNTY OF TARRANT )

U.S. SMALL BUSINESS ADMINISTRATION

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared **JOSHUA JARED SCOTT, Attorney** of the U.S. Small Business Administration, known to me as a duly authorized officer (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

By: [Signature]  
**JOSHUA JARED SCOTT, Attorney**



GIVEN UNDER MY HAND and seal of office, this the 24<sup>th</sup> day of MAY, 2024.

[Signature]  
Notary Public in and for Tarrant County, State of Texas  
My Commission Expires: 3-8-2026

# UNOFFICIAL COPY

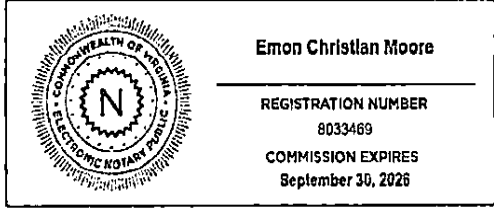
**Acknowledgment**

State of ~~Illinois~~<sup>XXXXX</sup> ~~Illinois~~<sup>CLM</sup> Virginia  
County of ~~COOK~~<sup>CLM</sup> Prince William

This instrument was acknowledged before me this 29th day of May, 2024 by  
CHARLES EDWARD BALL, JR

  
\_\_\_\_\_  
Notary Public

Emon Christian Moore  
\_\_\_\_\_  
Notary Public Name



This notarial act was completed:  
 In Person  
 In Person Electronic  
 Remote Online Notarization

Notarized remotely online using communication technology via Proof.

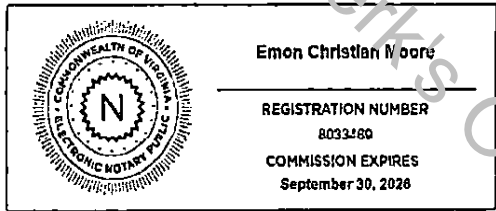
**Acknowledgment**

State of ~~Illinois~~<sup>XXXXX</sup> ~~Illinois~~<sup>CLM</sup> Virginia  
County of ~~COOK~~<sup>XXXX</sup> Prince William

This instrument was acknowledged before me this 29th day of MAY, 2024 by  
LISA BALL

  
\_\_\_\_\_  
Notary Public

Emon Christian Moore  
\_\_\_\_\_  
Notary Public Name



This notarial act was completed:  
 In Person  
 In Person Electronic  
 Remote Online Notarization

Notarized remotely online using communication technology via Proof.