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AMENDMENT TO MORTGAGE

THIS AMENDMENT TO MORTGAGE, made this 20th day of September, 1993, by and between Robert M. Phillips, Jr. and Carol Ann Phillips, his wife, of 9535 Western Avenue, Des Plaines, IL 60016, (hereinafter referred to as "Mortgagor") and BURLING BANK, an Illinois Banking association, whose address is 141 West Jackson Boulevard, Chicago, Illinois (hereinafter referred to as "Mortgagee").

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WITNESSETH:

WHEREAS, the Mortgagor is justly indebted to the Mortgagee in the original principal sum of One Hundred Seventy-three Thousand and no/100 (\$73,000.00), which indebtedness is evidenced by that certain Promissory Note dated December 20, 1992 executed by Mortgagor (hereinafter referred to as the "Note") and

WHEREAS, the Note is secured by a Mortgage dated December 20, 1992, from Mortgagee as recorded in the Office of the Cook County Recorder of Deeds on January 19, 1993 as Document No. 93043910, hereinafter collectively referred to as the "Mortgage") secured by the real estate described in Exhibit A attached hereto; and

WHEREAS, the Mortgagor has executed a Note Modification Agreement dated August 19, 1993 (hereinafter referred to as the Agreement ("Agreement")) under the terms of which the Mortgagee agreed to modify the monthly payment schedule set forth in the Note and decrease the principal amount of the Note from Seventy Three Thousand and no/100 (\$73,000.00) to Fifty Thousand and no/100 (\$50,000.00); and

WHEREAS, the Mortgagor has executed a subsequent Note Modification Agreement dated September 20, 1993 (hereinafter referred to as the Agreement ("Agreement")) under the terms of which the Mortgagee agreed to modify the monthly payment schedule set forth in the Note and increase the principal amount of the Note from Fifty Thousand and no/100 (\$50,000.00) to Seventy Three Thousand and no/100 (\$73,000.00) and it is the intention of the parties hereto that the Mortgage as amended hereby shall continue to secure the Note as amended.

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. That the Mortgage as amended hereby, covering the real property described in Exhibit A attached hereto and made apart hereof, shall be and is security for an indebtedness of Seventy Three Thousand Dollars (\$73,000) as evidenced by the Note and Agreement, which amended the payment schedule and increased the principal indebtedness due under the Note on the date hereof from \$50,000.00 to \$73,000.00.
2. In all other respects, the Mortgage shall remain unchanged and in full force and effect and all other terms, provisions and conditions of the Mortgage are hereby confirmed by the Mortgagor.
3. This Amendment shall be attached to and made a part of the Mortgage.
5. The Mortgagor warrants that the Mortgage, as modified hereby, is valid, binding and enforceable against the Mortgagor according to its terms.

IN WITNESS WHEREOF, this Amendment is executed by Robert M. Phillips, Jr. and Carol Ann Phillips as of the date first above written.

By: Robert M. Phillips, Jr.
Robert M. Phillips, Jr.

By: Carol Ann Phillips
Carol Ann Phillips

BURLING BANK
By: Jennifer Martin
Jennifer Martin
Its: Assistant Vice President

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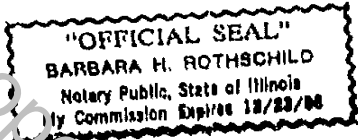
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STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, BARBARA H. ROTHSCHILD a Notary Public in and for said County in the State aforesaid DO HEREBY CERTIFY THAT ROBERT M. PHILLIPS JR appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act of for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 20 day of Sept, 1993.

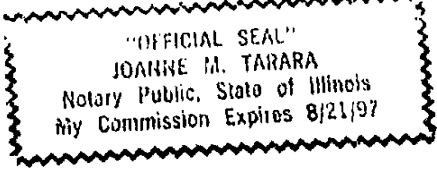


Barbara H. Rothschild
Notary Public

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, Joanne M. Tarara, a Notary Public in and for said County in the State aforesaid DO HEREBY CERTIFY THAT Jennifer Merlin, Assistant Vice-President of BURLING BANK, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice-President, appeared before me this day in person and acknowledged that she signed and delivered the said instrument on behalf of BURLING BANK as the free and voluntary act and as the free and voluntary act of said Bank as Trustee as aforesaid, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 20th day of September, 1993.



Joanne M. Tarara
Notary Public

This instrument was prepared by and after recording should be returned to:

Burling Bank

Jennifer Merlin
141 West Jackson Boulevard
Chicago, Illinois

94035054

[Handwritten signature]

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EXHIBIT A

Lot 7 in Golf Greenwood Gardens in the Northwest 1/4 of the Northwest 1/4 of Section 14, Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. No: 09-14-109-007
Property Address: 9535 Western Avenue
Des Plaines, Illinois 60016

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