

UNOFFICIAL COPY

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RECORDATION REQUESTED BY:

HERITAGE BANK
6001 W. 95TH ST
OAK LAWN, IL 60453

94159713

94159713

WHEN RECORDED MAIL TO:

HERITAGE BANK
6001 W. 95TH ST
OAK LAWN, IL 60453

DEPT-01 RECORDING \$23.00
740014 TRAM 0867 02/19/94 11:02:00
#8506 \$ *94-159713
COOK COUNTY RECORDER

SEND TAX NOTICES TO:

PAUL H GARDEWIN
7305 W 85TH PLACE UNIT 2A
BRIDGEVIEW, IL 60455

[Space Above This Line For Recording Data]

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE IS DATED JANUARY 1, 1994, BETWEEN PAUL H GARDEWIN, WIDOW, NOT SINCE REMARRIED, (referred to below as "Grantor"), whose address is 7305 W 85TH PLACE UNIT 2A, BRIDGEVIEW, IL 60455; and HERITAGE BANK (referred to below as "Lender"), whose address is 6001 W. 95TH ST, OAK LAWN, IL 60453.

MORTGAGE. Grantor and Lender have entered into a mortgage dated April 17, 1992 (the "Mortgage") recorded in COOK County, State of Illinois as follows:

RECORDED ON APRIL 30, 1992 AND RECORDED AS DOCUMENT NUMBER 92204247

REAL PROPERTY DESCRIPTION. The Mortgage covers the following described real property (the "Real Property") located in COOK County, State of Illinois:

SEE ATTACHED LEGAL MADE TO APART HEREIN

The Real Property or its address is commonly known as 7305 W 85TH PLACE UNIT 2A, BRIDGEVIEW, IL 60455. The Real Property tax identification number is 18-38-403-071-100.

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

- 1) EFFECTIVE JANUARY 1, 1994 DECREASE INTEREST RATE FROM 8.75% FIXED TO 7.00% FIXED.
- 2) EFFECTIVE JANUARY 1, 1994 DECREASE MONTHLY PRINCIPAL AND INTEREST PAYMENT FROM \$448.76 TO \$407.58.

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect. 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 a lien on all parties to the Mortgage and all parties, makers and endorser 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.

EACH GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE, AND EACH GRANTOR AGREES TO ITS TERMS.

GRANTOR:

X Paul H Gardewin
PAUL H GARDEWIN

LENDER:

HERITAGE BANK
By: Michelle R McLaughlin
Authorized Officer

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Illinois)
COUNTY OF Cook) SS

"OFFICIAL SEAL"
Mary E. Ciofalo
Notary Public, State of Illinois
My Commission Expires March 1, 1995

On this day before me, the undersigned Notary Public, personally appeared PAUL H GARDEWIN, 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 1st day of January, 1994.

By Mary E. Ciofalo Residing at 6001 W. 95th St. Oak Lawn, IL

Notary Public in and for the State of Illinois My commission expires 3-1-95 60453

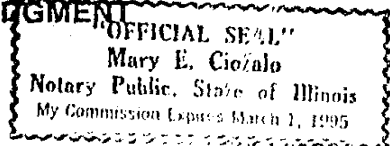
Box 15

23300

94159713

LENDER ACKNOWLEDGMENT

STATE OF Illinois)
) SS
COUNTY OF Cook)



On this 1st day of January, 1994, before me, the undersigned Notary Public, personally appeared MICHELE R. ROSENBAUM and known to me to be the authorized agent, authorized agent for the Lender that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of the said Lender, duly authorized by the Lender 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 that the seal affixed is the corporate seal of said Lender.

By Mary E. Ciozalo Residing at 6001 W. 29th St. Suite 200
Notary Public in and for the State of Illinois My commission expires 3-1-95 6453

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UNIT 2-A AS DELINEATED ON PLAT OF SURVEY OF THE EASTERLY 15 FEET OF LOT 5 AND ALL OF LOT 6 IN BLOCK 2 IN HARTZ OKETO AVENUE SUBDIVISION, A RESUBDIVISION OF PART OF FREDERICK H. BARTLETT'S FIRST ADDITION OF FREDERICK H. BARTLETT'S 79TH STREET ACRES IN SECTION 37, TOWNSHIP 48 NORTH, RANGE 13 AND SECTION 36, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY FORD CITY BANK, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 1, 1973, AND KNOWN AS TRUST NUMBER 382, SAID DECLARATION DATED MARCH 28, 1977 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 2388079 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

94159713

01-01-1994

Cook County Clerk's Office