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RECORDATION REQUESTED BY:

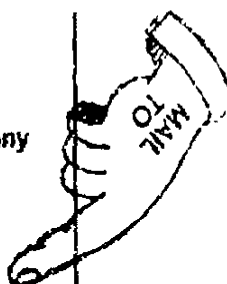
Midwest Bank and Trust Company
1606 N. Harlem Avenue
Elmwood Park, IL 60635

WHEN RECORDED MAIL TO:

Midwest Bank and Trust Company
1606 N. Harlem Avenue
Elmwood Park, IL 60635

SEND TAX NOTICES TO:

Midwest Bank and Trust Company
1606 N. Harlem Avenue
Elmwood Park, IL 60635



-96-29195

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by Midwest Bank and Trust Company
1606 N. Harlem Avenue
Elmwood Park, Illinois 60635

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE IS DATED MARCH 5, 1996, BETWEEN Midwest Trust Services, Inc., successor Trustee to the Midwest Bank and Trust Company, U/T/A #73-01-976, as Trustee, (referred to below as "Grantor"), whose address is 1606 N. Harlem Avenue, Elmwood Park, IL 60635; and Midwest Bank and Trust Company (referred to below as "Lender"), whose address is 1606 N. Harlem Avenue, Elmwood Park, IL 60635.

MORTGAGE. Grantor and Lender have entered into a mortgage dated January 28, 1986 (the "Mortgage") recorded in Cook County, State of Illinois as follows:

Filed in the Office of the Registrar of Title's Office as Document #3483775

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

Lot 101 in Longfield Acres, being a Subdivision of part of the Northwest 1/4 of Section 29, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

The Real Property or its address is commonly known as 3021 Wolf Road, Melrose Park, IL 60160. The Real Property tax identification number is 12-29-113-004.

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

Said remaining indebtedness of \$15,072.66 shall be paid on or before 03/05/2001. The interest rate is hereby changed to 9%. The monthly payments of principal and interest shall be made beginning 04/05/96 in the amount of \$312.88 to be applied first to interest and the balance to principal until said indebtedness is paid in full (not to exceed 03/05/02).

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 as liable 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

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MODIFICATION OF MORTGAGE (Continued)

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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. BORROWER IS EXECUTING THIS MODIFICATION, NOT PERSONALLY, BUT AS TRUSTEE UNDER THE TRUST AGREEMENT DESCRIBED AS #73-01-976 AND DATED JANUARY 2, 1973.

BORROWER:

Midwest Trust Services, Inc., successor Trustee to the Midwest Bank and Trust Company U/T/A #73-01-976
+ NOT PERSONALLY:

By: Emily S. Mentono
Emily S. Mentono, Land Trust Administrator

By: Margaret Truschke
Margaret Truschke, Land Trust Administrator

THIS EXECUTION OF THIS INSTRUMENT
ATTESTS TO THE FACT THAT
MADE PART OF THE

LENDER:

Midwest Bank and Trust Company

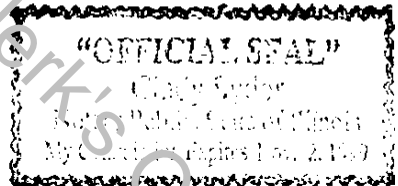
By: [Signature]
Authorized Officer

CORPORATE ACKNOWLEDGMENT

STATE OF ILLINOIS)

) ss

COUNTY OF COOK)



On this 17TH day of APRIL, 1996, before me, the undersigned Notary Public, personally appeared Emily S. Mentono, Land Trust Administrator; and Margaret Truschke, Land Trust Administrator of Midwest Trust Services, Inc., successor Trustee to the Midwest Bank and Trust Company U/T/A #73-01-976, and known to me to be authorized agents of the corporation that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute this Modification and in fact executed the Modification on behalf of the corporation.

By [Signature] Residing at ELMWOOD PARK, ILL.

Notary Public in and for the State of ILLINOIS

My commission expires 11/2/99

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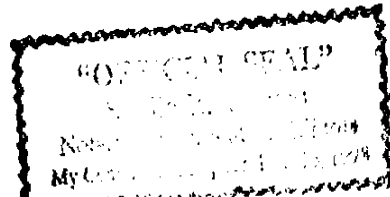
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LENDER ACKNOWLEDGMENT

STATE OF Illinois

COUNTY OF Cook



On this 5th day of March, 1996, before me, the undersigned Notary Public, personally appeared Janice Eppelheimer and known to me to be the Loan Officer 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 Shirley A. Arrusso Residing at Chicago, Illinois

Notary Public in and for the State of Illinois

My commission expires Dec 16, 1998

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(IL-G201 E3.21 F3.21 P3.21 TUMA.LN)

THIS RIDER IS ATTACHED TO AND MADE PART OF CERTAIN MODIFICATION
OF MORTGAGE DATED APRIL 17, 1996 AND EXECUTED BY MIDWEST TRUST
SERVICES, INC., SUCCESSOR TRUSTEE TO MIDWEST BANK AND TRUST
COMPANY, UNDER TRUST AGREEMENT #73-01-976:

It is expressly understood and agreed by and between the parties hereto that each and all of the warranties, indemnities, representations, covenants, and undertakings and agreements herein made on the part of the trustee are made and intended, not as personal warranties, indemnities, representations, covenants, undertakings and agreements of Midwest Trust Services, Inc. as Successor Trustee to Midwest Bank & Trust Company, but are made and intended for the sole purpose of binding the trust property, and this document is executed and delivered by said Midwest Trust Services, Inc., as Successor Trustee to Midwest Bank and Trust Company, not in its' own right, but as trustee solely in the exercise of the power that conferred upon it as such trustee and no personal liability or personal responsibility is assumed by, nor shall at any time be asserted or be enforceable against Midwest Trust Services, Inc., as Successor Trustee to Midwest Bank and Trust Company on account of any warranties, indemnities, representations, covenants, undertaking or agreement therein contained, whether expressed or implied, all such personal liability, if any, being expressly waived and released by the parties hereto and by all persons claiming by, through and under them.

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