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PREPARED BY/MAIL TO:

Metropolitan Bank and
Trust Company
2201 W. Cermak Road
Chicago, Illinois 60608

MODIFICATION AGREEMENT

DEPT-01 RECORDING \$27.50
T40014 TRAN 4225 04/18/96 15:09:00
#3635 + JW *-96-294310
COOK COUNTY RECORDER

THIS MODIFICATION AGREEMENT made this 15th day of MARCH 1996, by and between JUAN M. DELGADILLO & MARIA M. DELGADILLO, HIS WIFE, whose address is 2652 W. 21st PLACE, CHICAGO, ILLINOIS 60608 (hereinafter called "Mortgagor") and METROPOLITAN BANK AND TRUST COMPANY, an Illinois banking corporation, with an office at 2201 West Cermak Road, Chicago, Illinois 60608 (hereinafter called "Mortgagee").

WITNESSETH:

This Agreement is based upon the following recitals:

A. On MARCH 27th, 1990, for full value received, Mortgagor executed and delivered to Mortgagee its Promissory Note in the principal amount of SIXTY THREE THOUSAND SEVEN HUNDRED & 00/100ths Dollars (\$ 63,700.00*****) (hereinafter called the "Note"), and secured the payment thereof by granting to Mortgagee, among other things, a certain Mortgage (hereinafter called the "Mortgage"), of even date with said Note, covering certain improved real property in the County of COOK, State of Illinois, which Mortgage was recorded on MARCH 28th, 1990, as Document No. 90136560, with the Recorder of Deeds/Registrar of Titles of COOK County, Illinois, covering the property described on Exhibit "A" attached hereto and made a part hereof (hereinafter called the "Mortgaged Premises").

B. Mortgagor has requested that certain modifications be made in the above-mentioned Note and Mortgage.

C. The outstanding principal balance of said Note as of MARCH 15th, 1996, is \$ 50,477.64.

D. Mortgagor represents to Mortgagee that there is no second mortgage or other subsequent lien now outstanding against the Mortgaged Premises (unless disclosed to Mortgagee, and such subsequent lienholder has agreed to consent to this Modification Agreement and subordinate its lien to the lien of the Mortgage, as

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herein modified, which Consent and Subordination is attached hereto as Exhibit "B"), and that the lien of the Mortgage, as herein modified, is a valid, first and subsisting lien of said Mortgage Premises.

NOW THEREFORE, for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties hereto do hereby mutually agree that the Note and Mortgage are hereby modified as follows:

1. THE MATURITY DATE IS EXTENDED TO MARCH 15, 1999.
2. THE INTEREST RATE IS REDUCED FROM 11.00% TO 10.50% BEGINNING MARCH 15, 1996.
3. THE MONTHLY PRINCIPAL AND INTEREST PAYMENT IS REDUCED FROM \$735.00 TO \$725.00 BEGINNING APRIL 15, 1996. BASED ON 9 YEAR AMORTIZATION WITH 3 YEAR BALLOON.
4. ALL OTHER TERMS AND CONDITIONS REMAIN THE SAME.

In consideration of the modification of the terms of the Note and Mortgage by Mortgagee, as hereinabove set forth, Mortgagor does hereby covenant and agree to pay the balance of the indebtedness evidenced by the Note and secured by the Mortgage as herein modified, and to perform the covenants contained in the Mortgage, and further agrees that the prepayment privilege now in effect shall remain in full force and effect, and Mortgagor represents to Mortgagee that there is no second mortgage or other subsequent lien now outstanding against the Mortgaged Premises held by Mortgagee, except as otherwise disclosed herein, and that the lien of the Mortgage is a valid, first and subsisting lien on said Mortgaged Premises.

Nothing herein contained shall in any manner whatsoever impair the Note and the Mortgage as modified hereby, or the first lien created thereby or any other documents executed by Mortgagor in connection therewith, or alter, waive, vary or affect any promise, agreement, covenant or condition recited in any of the above-mentioned documents, except as herein expressly modified, nor affect or impair any rights, powers, or remedies of Mortgagee under any of the above-mentioned documents. Except as hereinabove

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otherwise provided, all terms and provisions of the Note, Mortgage and other instruments and documents executed in connection with the subject mortgage loan, shall remain in full force and effect and shall be binding upon the parties hereto, their successors and assigns.

IN WITNESS WHEREOF, this instrument has been executed by the parties hereto in manner and form sufficient to bind them, as of the day and year first above written.

METROPOLITAN BANK AND TRUST COMPANY:

Attest:

Evelyn Nieves
Its ~~SECRETARY~~
EVELYN NIEVES ASST. VICE PRESIDENT

By: *Lawrence T. Boulay*
Its ASST. Vice President
LAWRENCE T. BOULAY

MORTGAGOR:

Witness/Attest:

Juan M. Delgadillo
JUAN M. DELGADILLO

Maria M. Delgadillo
MARIA M. DELGADILLO

(Add Appropriate Acknowledgments)

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EXHIBIT A. ATTACHED HERETO AND MADE A PART HEREOF.

LOT 28 IN BLOCK 15 IN WALKER'S DOUGLAS PARK ADDITION TO CHICAGO, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 (EXCEPT THE RAILROAD) OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2652 W. 21st PLACE, CHICAGO, ILLINOIS 60608

PIN# 16-24-423-020 VOL 572

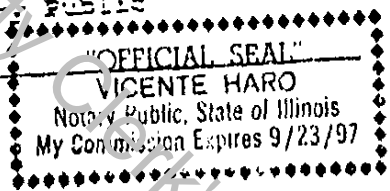
State of Illinois)
County of Cook) ss.

The undersigned, a Notary Public in and for said county, in the aforesaid state, does hereby certify that MARIA M. DELGADILLO and known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, for the uses and purposes therein set forth.

WITNESSED AND SHOWN TO before me this 15th day of MARCH, 1996.

Vicente Haro
Notary Public

My Commission expires: _____



STATE OF ILLINOIS)
COUNTY OF COOK) ss.

I, VICENTE HARO, a Notary Public in and for said County, in the State aforesaid, do hereby certify that on this day personally appeared before me, EVELYN NIEVES and LAWRENCE T. BOULAY, personally known to me to be the same persons whose names are subscribed to the foregoing instrument and personally known to me to be the ASST. VICE PRESIDENT and ASST. VICE PRESIDENT of METROPOLITAN BANK AND TRUST COMPANY and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act and deed, for the uses and purposes therein set forth, and that the seal affixed to the foregoing instrument is the corporate seal and the said instrument was signed, sealed and delivered in the name and in behalf of said corporation as the free and voluntary act of said corporation for the uses and purposes set forth.

Given under my hand and notarial seal this 15th day of MARCH, 1996.

Vicente Haro
Notary Public
"OFFICIAL SEAL"
VICENTE HARO
Notary Public, State of Illinois
My Commission Expires 9/23/97

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