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RECORDATION REQUESTED BY:

COLE TAYLOR BANK
850 W. Jackson Blvd.
Chicago, IL 60607

96388472

WHEN RECORDED MAIL TO:

Cole Taylor Bank
Loan Services
P.O. Box 909743
Chicago, IL 60690-9743

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P 3
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BANK

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by: Cole Taylor Bank (Loan Services)
P.O. Box 909743
Chicago, IL 60690-9743

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE IS DATED MAY 1, 1996, BETWEEN American National Bank and Trust Company of Chicago, as Trustee, (referred to below as "Grantor"), whose address is 33 North LaSalle Street, Chicago, IL 60690; and COLE TAYLOR BANK (referred to below as "Lender"), whose address is 850 W. Jackson Blvd., Chicago, IL 60607.

MORTGAGE. Grantor and Lender have entered into a mortgage dated April 13, 1993 (the "Mortgage") recorded in Cook County, State of Illinois as follows:

Recorded by the Cook County Recorder of Deeds on April 29, 1993 as document #93317096

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

LOTS 10 AND 11 IN BLOCK 29 IN CROSBY AND OTHERS SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 2422-24 W. Fullerton Ave., Chicago, IL 60647. The Real Property tax identification number is 13-25-431-034.

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

The word "Note" in the mortgage is hereby modified to mean the Secured Installment Note between Borrower/Grantor and Lender dated April 13, 1993 together with all renewals of, extensions of, modifications of, consolidations of, refinancings of and substitutions for the Note.

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 to all such subsequent actions.

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