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RECORDATION REQUESTED BY:

American National Bank & Trust
Company of Chicago
1901 S. Meyers Road, Suite 440
Oak Brook Terrace, IL 60181

WHEN RECORDED MAIL TO:

American National Bank & Trust
Company of Chicago
1901 S. Meyers Road, Suite 440
Oak Brook Terrace, IL 60181

SEND TAX NOTICES TO:

Joel L. Bayer
1948 Orchard Street
Chicago, IL 60614

FOR RECORDER'S USE ONLY

130242379150

This Modification of Mortgage prepared by: American Nat'l Bank & Trust Co. of Chgo
1901 S. Meyers Road, Suite 440
Oakbrook Terrace, IL 60181
J. JEAN BARREYRO



MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE IS DATED OCTOBER 15, 1997, BETWEEN Joel L. Bayer, A SINGLE PERSON, (referred to below as "Grantor"), whose address is 1948 Orchard Street, Chicago, IL 60614; and American National Bank & Trust Co. of Chicago (referred to below as "Lender"), whose address is 33 N LaSalle Street, Chicago, IL 60690.

MORTGAGE. Grantor and Lender have entered into a mortgage dated October 30, 1996 (the "Mortgage") recorded in Cook County, State of Illinois as follows:

RECORDED ON 11/04/96 WITH A RECORDED DOCUMENT NO. 96842564 IN COOK COUNTY, ILLINOIS.

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

LOT 11 IN KONRAD WEITH'S SUBDIVISION OF THE WEST 1/2 OF THE EAST 1/2 OF LOT 25 IN BLOCK 2 IN SHEFFIELD'S ADDITION TO CHICAGO, IN SECTIONS 29, 31, 32 AND 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 1948 Orchard Street, Chicago, IL 60614. The Real Property tax identification number is 14-33-301-061 VOL. 495.

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

The per annum interest rate on the Note will change to 7.00 percent (7.00%) per annum beginning October 1, 1997. The monthly principal and interest payment is amended to 2,320.59 commencing on November 1, 1997 with a final payment on November 1, 2003. The new payment amount is based on the principal balance of \$345,564.44 as of the interest change date and the remaining amortization of 349 months.

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 endorsers 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

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MODIFICATION OF MORTGAGE (Continued)

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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. Joel L. Bayer
Joel L. Bayer

LENDER:

American National Bank & Trust Co. of Chicago

By: [Signature]
Authorized Officer

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Illinois
COUNTY OF Cook

On this day before me, the undersigned Notary Public, personally appeared Joel L. Bayer, 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 21st day of October, 19 97.

By [Signature] Residing at Illinois

Notary Public in and for the State of Illinois

My commission expires 9/9/98



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MODIFICATION OF MORTGAGE (Continued)

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LENDER ACKNOWLEDGMENT

STATE OF ILLINOIS)

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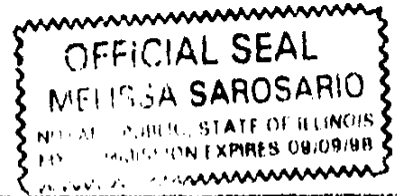
COUNTY OF COOK)

On this 24th day of June, 19 97, before me, the undersigned Notary Public, personally appeared Robin P. Winec and known to me to be the Assistant Vice President, 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 Melissa Sarosario Residing at Illinois

Notary Public in, and for the State of Illinois

My commission expires 09/09/98



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