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98/5/036 03 001 Page 1 of 3
1999-01-15 14:08:22
Cook County Recorder 25.00

RECORDATION REQUESTED BY:

Banco Popular, Illinois
4801 W. Fullerton Avenue
Chicago, IL 60639



99047073

WHEN RECORDED MAIL TO:

Banco Popular, Illinois
4801 W. Fullerton Avenue
Chicago, IL 60639

COMMERCIAL REAL ESTATE

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Banco Popular, Illinois
4801 W. Fullerton Avenue
Chicago, IL 60639

FOR RECORDER'S USE ONLY

7740301 NA call

This Modification of Mortgage prepared by: Banco Popular, Illinois (MM)
4801 W. Fullerton
Chicago, IL 60639

MODIFICATION OF MORTGAGE

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THIS MODIFICATION OF MORTGAGE IS DATED DECEMBER 15, 1998, BETWEEN Carlos L. Rivera and Gladys Rivera (referred to below as "Grantor"), whose address is 5632 W. Henderson, Chicago, IL 60634; and Banco Popular, Illinois (referred to below as "Lender"), whose address is 4801 W. Fullerton Avenue, Chicago, IL 60639.

MORTGAGE. Grantor and Lender have entered into a mortgage dated June 2, 1998 (the "Mortgage") recorded in Cook County, State of Illinois as follows:

Mortgage dated June 2, 1998 and recorded on June 10, 1998 as Document number 98488143 in the office of the Cook County Recorder of Deeds.

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 RESUBDIVISION OF BLOCK 22 IN PENNOCK, A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 26, 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 2543 N. Springfield, Chicago, IL 60647. The Real Property tax identification number is 13-26-317-040-0000.

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

Effective December 15, 1998, the principal amount will be increased from \$160,000.00 to 185,625.00. All other terms and conditions remain the same.

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 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.

BOX 333-CTI

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

GRANTOR:

X Carlos L. Rivera
Carlos L. Rivera

X Gladys Rivera
Gladys Rivera

LENDER:

Banco Popular, Illinois

By: Miriam Martinez
Authorized Officer

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Illinois

COUNTY OF Cook

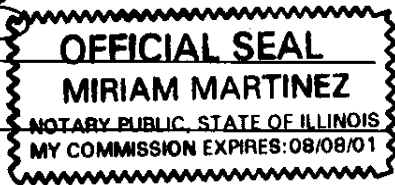
On this day before me, the undersigned Notary Public, personally appeared Carlos L. Rivera and Gladys Rivera, to me known to be the individuals described in and who executed the Modification of Mortgage, and acknowledged that they signed the Modification as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 15th day of Dec., 1998.

By Miriam Martinez Residing at _____

Notary Public in and for the State of _____

My commission expires _____



00-210-17

LENDER ACKNOWLEDGMENT

STATE OF Illinois)

COUNTY OF Cook) ss

On this 15 day of Dec., 19 98, before me, the undersigned Notary Public, personally appeared Sonia V. Gonzalez and known to me to be the Asst. 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 Miriam Martinez
Notary Public in and for the State of Illinois



My commission expires _____

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