

UNOFFICIAL COPY

RECORDATION REQUESTED BY:

UmbrellaBank
220 W Huron
5th Floor
Chicago, IL 60610

WHEN RECORDED MAIL TO:

UmbrellaBank
220 W Huron
5th Floor
Chicago, IL 60610

SEND TAX NOTICES TO:

UmbrellaBank
220 W Huron
5th Floor
Chicago, IL 60610

WHEN RECORDED MAIL TO:
SBI TITLE, INC.
415 Creekside Drive - Suite 107
Palatine, Illinois 60074



0314849265

Eugene "Gene" Moore Fee: \$30.50
Cook County Recorder of Deeds
Date: 05/28/2003 02:43 PM Pg: 1 of 1

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated March 1, 2003, is made and executed between EMRETT W GROOMES, whose address is 6121 SOUTH ST. LAWRENCE, CHICAGO, IL 60637 (referred to below as "Grantor") and UmbrellaBank, whose address is 220 W Huron, 5th Floor, Chicago, IL 60610 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated April 30, 1999 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

RECORDED 5-4-1999 DOCUMENT #99428934.

REAL PROPERTY DESCRIPTION. The Mortgage covers the following described real property located in COOK County, State of Illinois:

SEE ATTACHED EXHIBIT "A"

The Real Property or its address is commonly known as 3003-3005 WEST MADISON STREET, CHICAGO, IL 60612. The Real Property tax identification number is 16-13-102-007 & 16-13-102-006

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

CHANGE IN TERMS.

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. 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

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MODIFICATION OF MORTGAGE

(Continued)

Loan No: 5005190

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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.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED MARCH 1, 2003.

GRANTOR:

X Emrett W Groomes
EMRETT W GROOMES (Individually)

LENDER:

X George F. [Signature]
Authorized Signer

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Illinois
COUNTY OF Cook

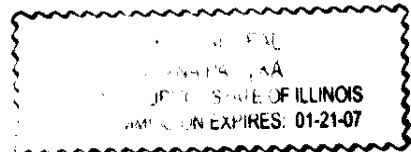
On this day before me, the undersigned Notary Public, personally appeared **EMRETT W GROOMES**, to me known to be the individual described in and who executed the Modification of Mortgage, and acknowledged that he or she signed the Modification as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 24th day of April, 2003

By Liana Pelicka Residing at Chicago, Ill.

Notary Public in and for the State of Illinois

My commission expires 1-21-07



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MODIFICATION OF MORTGAGE

(Continued)

Loan No: 5005190

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LENDER ACKNOWLEDGMENT

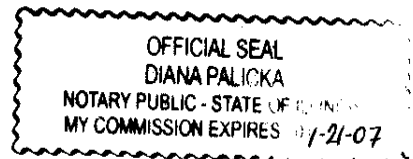
STATE OF Illinois)
)
) SS
)
 COUNTY OF Cook)

On this 24th day of April, 2003 before me, the undersigned Notary Public, personally appeared George P. Fedinak and known to me to be the 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 Diana Palicka Residing at Chicago, Ill.

Notary Public in and for the State of Illinois

My commission expires 1-21-07



Cook County Clerk's Office

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LEGAL DESCRIPTION

File No.: 20017485

Lots 72, 73 and 74 in Block 54 in the Canal Trustees Subdivision of Section 7, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office