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5960 N Broadway
Chicago, IL 60660

Doc#: 0326250066
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 09/19/2003 09:36 AM Pg: 1 of 3

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Broadway Bank
5960 N Broadway
Chicago, IL 60660

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Chicago, IL 60660

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

Broadway Bank
5960 N Broadway
Chicago, IL 60660

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated September 16, 2003, is made and executed between ELEFThERIOS PRATIKAKIS (SSN:338-58-8625), whose address is 8908 MARMORA, MORTON GROVE, IL 60053 and LABRINI PRATIKAKIS A/K/A LAMBRINI PRATIKAKIS (SSN:324-60-0905), HUSBAND AND WIFE, AS JOINT TENANTS, whose address is 8908 MARMORA, MORTON GROVE, IL 60053 (referred to below as "Grantor") and Broadway Bank, whose address is 5960 N Broadway, Chicago, IL 60660 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated September 23, 1998 (the "Mortgage") which has been recorded in COOK COUNTY County, State of Illinois, as follows:

RECORDED ON SEPTEMBER 29, 1998 AS DOCUMENT NUMBER 98869942, AND MODIFIED ON SEPTEMBER 25, 2000, RECORDED ON OCTOBER 4, 2000 AS DOCUMENT NUMBER 00778153.

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

THE NORTH 10 FEET OF LOT 18 AND 17 AND THE SOUTH HALF (1/2) OF LOT 16 IN BLOCK 2 IN OLIVER SALINGER AND COMPANY'S DEMPSTER STREET SUBDIVISION A SUBDIVISION OF THE EAST HALF (1/2) OF THE WEST HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 8909 N. MARMORA AVENUE, MORTON GROVE, IL 60053. The Real Property tax identification number is 10-17-417-063-0000

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

INDEBTEDNESS (MAXIMUM LIEN AMOUNT): AT NO TIME SHALL THE PRINCIPAL AMOUNT OF INDEBTEDNESS SECURED BY THIS MORTGAGE, NOT INCLUDING SUMS ADVANCED TO PROTECT THE SECURITY OF THE MORTGAGE, EXCEED THE NOTE AMOUNT OF \$752,000.00.

THE FOLLOWING MORTGAGE HAS BEEN MODIFIED AS FOLLOWS: 1.) THE MONTHLY PAYMENT HAS BEEN CHANGED FROM \$ 3,395.97 MONTHLY PRINCIPAL AND INTEREST TO \$2,678.88 MONTHLY

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MODIFICATION OF MORTGAGE

(Continued)

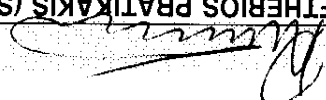
PRINCIPAL AND INTEREST. 2.) THE INTEREST RATE HAS BEEN CHANGED FROM A FIXED RATE OF 9.50% TO A FIXED RATE OF 7.00% FIXED. 3.) THE BENEFICIARIES OF THE LOAN HAVE BEEN CHANGED FROM BARTHOLOMEW FRANCIS BARTCO AND ELEFTHERIOS PRATIKAKIS TO GMF REALTY, INC., AN ILLINOIS CORPORATION. 4.) GMF REALTY, INC., AN ILLINOIS CORPORATION HAS BEEN ADDED AS A BORROWER. 5.) 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 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 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 SEPTEMBER 16, 2003.

THIS MODIFICATION IS GIVEN UNDER SEAL AND IT IS INTENDED THAT THIS MODIFICATION IS AND SHALL CONSTITUTE AND HAVE THE EFFECT OF A SEALED INSTRUMENT ACCORDING TO LAW.

GRANTOR:

X  (Seal)
ELEFTHERIOS PRATIKAKIS (SSN:338-58-8625), Individually

LENDER:

X  (Seal)
LABRINI PRATIKAKIS A/K/A LAMBRINI PRATIKAKIS (SSN:324-60-0905), Individually

X  (Seal)
Authorized Signer

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MODIFICATION OF MORTGAGE

(Continued)

Loan No: 304960

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INDIVIDUAL ACKNOWLEDGMENT

STATE OF ILLINOIS)
)
 COUNTY OF COOK COUNTY) SS
)

On this day before me, the undersigned Notary Public, personally appeared **ELEFThERIOS PRATIKAKIS (SSN:338-58-8625)** and **LABRINI PRATIKAKIS A/K/A LAMBRINI PRATIKAKIS (SSN:324-60-0905)**, 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 16th day of SEPTEMBER, 20 03

By Sophia Mihopoulos Residing at 5960 N. BROADWAY

Notary Public in and for the State of ILLINOIS

My commission expires 6/28/04



LENDER ACKNOWLEDGMENT

STATE OF ILLINOIS)
)
 COUNTY OF COOK COUNTY) SS
)



On this 16th day of SEPTEMBER 2003 before me, the undersigned Notary Public, personally appeared SOPHIA MIHOPOULOS and known to me to be the LOAN OFFICER 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 Marina Pratikakis Residing at 5960 N. BROADWAY

Notary Public in and for the State of ILLINOIS

My commission expires 07/14/05