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RECORDATION REQUESTED BY:
LASALLE BANK NATIONAL
ASSOCIATION
MAIN OFFICE
135 SOUTH LASALLE STREET
CHICAGO, IL 60603

Doc#: 0331632013
Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 11/12/2003 10:23 AM Pg: 1 of 5

13084684

WHEN RECORDED MAIL TO:
LaSalle Bank National
Association
Attn: Commercial Real Estate
3201 North Ashland Avenue
Chicago, IL 60657-2182

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:
Sandra Vargas, Closing Officer
LaSalle Bank National Association
3201 North Ashland Avenue
Chicago, IL 60657

MODIFICATION OF MORTGAGE AND LEASE AND RENT ASSIGNMENT

THIS MODIFICATION OF MORTGAGE dated August 15, 2003, is made and executed between LaSalle Bank National Association successor trustee to LaSalle National Bank, not personally but as trustee under trust agreement dated August 17, 1989 and known as trust number 11-515 whose address is 135 South LaSalle Street, Chicago, IL 60603 (referred to below as "Grantor") and LASALLE BANK NATIONAL ASSOCIATION, whose address is 135 SOUTH LASALLE STREET, CHICAGO, IL 60603 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated August 17, 1989 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Trust Deed and Lease and Rent Assignment dated August 17, 1989 and recorded August 31, 1989 as document number 89409462 and 89409463 respectively. Loan Modification and Extension dated August 24, 1992 and a Modification of Mortgage dated August 15, 1998 and recorded in the office of Cook County as Document Numbers 92670777 and 98880163 respectively (Collectively the "Mortgage")

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

LOT 25 AND LOT 26 IN BLOCK 1 IN JAMES ROOD JR'S SUBDIVISION OF BLOCKS 17 AND 20 IN SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS

The Real Property or its address is commonly known as 1714-24 W. Grace , Chicago , IL 60603. The Real Property tax identification number is 14-19-214-022-0000

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

This Modification (a) extends the maturity date of the existing indebtedness secured by the Mortgage from August 15, 2003 to August 15, 2008, (b) increases the principal amount of such indebtedness from One

UNOFFICIAL COPY**MODIFICATION OF MORTGAGE**

(Continued)

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Hundred Forty Nine Thousand Five Hundred Thirty Two and 56/100 Dollars (\$149,532.56), which is outstanding as of the dated hereof, to One Hundred Fifty Three Thousand and 00/100 Dollars (\$153,000.00), and (c) decreases the interest rate on such indebtedness from 7.4% per annum to 6.775% per annum as evidenced by that certain Promissory Note dated August 15, 2003 in the principal amount of One Hundred Fifty Three Thousand and 00/100 Dollars (\$153,000.00), executed by the Grantor and made payable to the order of the Lender (the "Note"). The Note constitutes a renewal and restatement of, and replacement and substitution for, that certain Instalment Note dated August 17, 1989 in the original principal amount of Two Hundred Ninety Thousand and 00/100 Dollars (\$290,000.00), executed by the Grantor and made payable to the order of the Lender, as extended by a Loan Modification and Extension dated August 24, 1992, Change in Terms dated August 15, 1997 and Promissory Note dated August 15, 1998 (the "Prior Note"). The indebtedness evidenced by the Prior Note is continuing indebtedness evidenced by the Note, and nothing contained herein or in the Note shall be deemed to constitute a repayment, settlement or novation of the Prior Note, or to release or otherwise adversely affect any lien, mortgage or security interest securing such indebtedness or any rights of the Lender against any of the Grantor or against any guarantor, surety or other party primarily or secondarily liable for such indebtedness. Following maturity or the occurrence of an Event of Default (as defined in the Note), the outstanding principal balance of the indebtedness evidenced by the Note shall bear interest at the rate of 12.775 per annum, or, if less, the highest rate permitted by applicable law. The Mortgage secures the obligations and liabilities of the Grantor to the Lender under and pursuant to the Note, including the principal sum thereof, together with all interest thereon and prepayment premium, if any, in accordance with the terms, provisions and limitations of the Note and the Mortgage; (i) any and all extensions, renewals and/or modifications of the Note and any and all substitutions of the Note; and (ii) any other sums, liabilities or indebtedness of any of the Grantor owing to the Lender under and pursuant to the Mortgage or any other document or agreement executed by any of the Grantor in connection with said indebtedness .

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 AUGUST 15, 2003.

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MODIFICATION OF MORTGAGE

(Continued)

GRANTOR:

LASALLE BANK NATIONAL ASSOCIATION SUCCESSOR TRUSTEE TO
LASALLE NATIONAL BANK UNDER TRUST AGREEMENT DATED AUGUST
17, 1989 AND KNOWN AS TRUST NUMBER 114515
as trustee and not personally

By: Nancy A. Carlin Asst Vice President
Authorized Signer for LaSalle Bank National Association
successor trustee to LaSalle National Bank under trust
agreement dated August 17, 1989 and known as trust number
114515

LENDER:

X [Signature]
Authorized Signer

This instrument is executed by the undersigned as Trustee,
notary public, and I am not a party to this instrument.
I am not a party to this instrument.
I am not a party to this instrument.

TRUST ACKNOWLEDGMENT

STATE OF Illinois

COUNTY OF Cook

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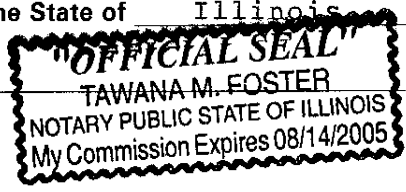
On this 21st day of August, 2003 before me, the undersigned Notary
Public, personally appeared Nancy A. Carlin, Asst Vice President of LaSalle
Bank National Association

, and known to me to be (an) authorized trustee(s) or agent(s) of the trust that executed the Modification of
Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the trust, by
authority set forth in the trust documents or, by authority of statute, for the uses and purposes therein
mentioned, and on oath stated that he or she/they is/are authorized to execute this Modification and in fact
executed the Modification on behalf of the trust.

By Tawana M. Foster Residing at Chicago, IL

Notary Public in and for the State of Illinois

My commission expires



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MODIFICATION OF MORTGAGE

(Continued)

LENDER ACKNOWLEDGMENT

STATE OF Illinois

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) SS

COUNTY OF Cook

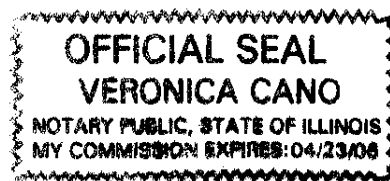
)

On this 21st day of August, 2003 before me, the undersigned Notary Public, personally appeared Fitim Delisi 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 Veronica Cano Residing at Chicago

Notary Public in and for the State of Illinois

My commission expires 4/23/06



Cook County Clerk's Office

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