

# UNOFFICIAL COPY

② HE 23027394 C/C  
RECORDATION REQUESTED BY:  
EDENS BANK  
3245 WEST LAKE AVENUE  
WILMETTE, IL 60091



Doc#: 0401211247  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 01/12/2004 12:17 PM Pg: 1 of 4

WHEN RECORDED MAIL TO:  
EDENS BANK  
3245 WEST LAKE AVENUE  
WILMETTE, IL 60091

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

## MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated December 23, 2003, is made and executed between Broomand Kadkhodaian, DIVORCED AND NOT SINCE REMARRIED, whose address is 710 Creekside Dr, Unit # 501, Mt Prospect, IL 60056-6375 (referred to below as "Grantor" and EDENS BANK, whose address is 3245 WEST LAKE AVENUE, WILMETTE, IL 60091 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated August 29, 1996 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded in the Office of Cook County Recorder of Deeds as Document Number 96671259.

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

### PARCEL 1

UNIT 501A AND THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P36A AND STORAGE SPACE S36A LIMITED COMMON ELEMENTS IN CREEKSIDE AT OLD ORCHARD CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PART OF LOTS 1 AND 2 IN OLD ORCHARD COUNTRY CLUB SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 27 AND PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, BOTH IN TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 8, 1996 AS DOCUMENT NO. 96261584, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

### PARCEL 2

EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF PARCEL 1 CREATED BY DECLARATION RECORDED AS DOCUMENT 96261584 AND BY DEED RECORDED AS DOCUMENT 96557158.

### PARCEL 3

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P36A AND STORAGE SPACE S36A AS

4124  
BOX 333

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Property of Cook County

Authorized Signer

x *Joseph J. Fata*

LENDER:

Broomand D. Kaddhodaiian, Individually

x *Broomand D. Kaddhodaiian*

GRANTOR:

DECEMBER 23, 2003.

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

actions.

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

All other terms and conditions remain unchanged.

Add a Floor Rate of 6%.

Principal amount increased to \$218,000.00.

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

The Real Property tax identification number is 03-07-100-011-0000

The Real Property or its address is commonly known as 710 Creekside Dr, Unit # 501, Mt Prospect, IL 60056-6375.

DELINEATED ON SURVEY ATTACHED TO DECLARATION RECORDED AD 96261584.

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## MODIFICATION OF MORTGAGE

(Continued)

### INDIVIDUAL ACKNOWLEDGMENT

STATE OF Illinois )  
 )  
 ) SS  
 COUNTY OF COOK )  
 )

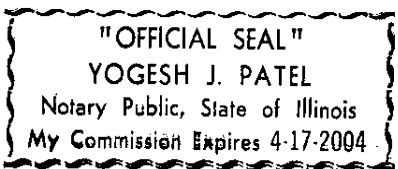
On this day before me, the undersigned Notary Public, personally appeared **Broomand D. Kadkhodaian**, to me known to be the individual described in and who executed the Modification of Mortgage, and acknowledged that he or she signed the Modification as his or her free and voluntary act and deed, for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

Given under my hand and official seal this 23rd day of December, 2003.

By Yogesh J. Patel Residing at Wilmette, IL: 60091

Notary Public in and for the State of Illinois

My commission expires \_\_\_\_\_



### LENDER ACKNOWLEDGMENT

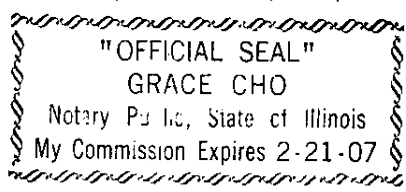
STATE OF IL )  
 )  
 ) SS  
 COUNTY OF COOK )  
 )

On this 23rd day of DEC, before me, the undersigned Notary Public, personally appeared Yogesh J. Patel 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 [Signature] Residing at Wilmette, IL 60091

Notary Public in and for the State of IL

My commission expires 02-21-07



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MODIFICATION OF MORTGAGE  
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