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RECORDATION REQUESTED BY:

Devon Bank
6445 N. Western Ave.
Chicago, IL 60645-5494

Doc#: 0402218019
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 01/22/2004 10:10 AM Pg: 1 of 4

WHEN RECORDED MAIL TO:

Devon Bank
6445 N. Western Ave.
Chicago, IL 60645-5494

SEND TAX NOTICES TO:

Devon Bank
6445 N. Western Ave.
Chicago, IL 60645-5494

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

C. Roman, Commercial Loan Dept.
Devon Bank
6445 N. Western Ave.
Chicago, IL 60645

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated November 21, 2003, is made and executed between A& B Building Account, Incorporated, whose address is 1430 W. Morse Avenue, Chicago, IL 60626-3480 (referred to below as "Grantor") and Devon Bank, whose address is 6445 N. Western Ave., Chicago, IL 60645-5494 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated November 2, 2001 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Mortgage and Assignment of Rents recorded November 16, 2001 as Document #'s 0011080124 and 0011080125. Modification of Mortgage dated December 5, 2002, recorded January 15, 2003 as Document # 0030070690, all in the office of the Cook County Recorder of Deeds

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

Lots 13 and 14 in Block 30 in Rogers Park in the Northwest 1/4 of Section 32, Township 41 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois

The Real Property or its address is commonly known as 1422-30 W. Morse Avenue, Chicago, IL 60626. The Real Property tax identification number is 11-32-113-015-0000

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

The Mortgage is hereby extended to November 21, 2008. The interest rate is hereby changed to 6.25%, fixed. Monthly payments have changed to \$5,987.64, principal and interest. All other terms and conditions remain unchanged.

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

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MODIFICATION OF MORTGAGE (Continued)

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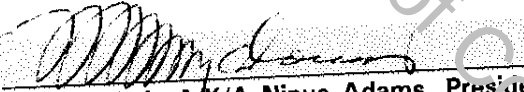
Loan No: 1579336100

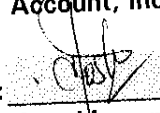
the Mortgage (the "Note"). It is the intention of Lender to retain as liable all parties to the Mortgage and all parties, makers and endorsers to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, 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 NOVEMBER 21, 2003.


GRANTOR:

A & B BUILDING ACCOUNT, INCORPORATED

By: 
Ninus Admis A/K/A Ninus Adams, President of A & B Building Account, Incorporated

By: 
Anoshiravan Bolbolan, Secretary of A & B Building Account, Incorporated

LENDER:

X 
Authorized Signer

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 1579336100

CORPORATE ACKNOWLEDGMENT

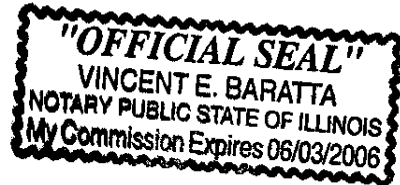
STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

On this 21ST day of NOVEMBER, 2003 before me, the undersigned Notary Public, personally appeared **Ninus Admis A/K/A Ninus Adams, President; Anoshiravan Bolbolan, Secretary of A & B Building Account, Incorporated**, and known to me to be authorized agents of the corporation that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, for the uses and purposes therein mentioned and on oath stated that they are authorized to execute this Modification and in fact executed the Modification on behalf of the corporation.

By [Signature] Residing at _____

Notary Public in and for the State of ILLINOIS

My commission expires 6/3/2006



Deputy County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

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Loan No: 1579336100

LENDER ACKNOWLEDGMENT

STATE OF Illinois)
) SS
COUNTY OF Cook)

On this 21st day of November, 2003 before me, the undersigned Notary Public, personally appeared Vincent Baratta and known to me to be the 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 Lauren R. Huffman Residing at _____
Notary Public in and for the State of Illinois
My commission expires 5-23-07

