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RECORDATION REQUESTED BY: CHICAGO COMMUNITY BANK 1110 WEST 35TH STREET CHICAGO, IL 60609 Doc#: 0407840006
| Eugene "Gene" Moore Fee: \$28.00
| Cook County Recorder of Deeds
| Date: 03/18/2004 08:12 AM Pg: 1 of 3

WHEN RECORDED MAIL TO: CHICAGO COMMUNITY BANK 1110 WEST 35TH STREET

CHICAGO, IL 60609

CHICAGO, IL 607/09

SEND TAX NOTICES TO: CHICAGO CO'AMUNITY BANK 1110 WEST 35TH STREET

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

Real Estate Index ____R1109377

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated March 2, 2004, is made and executed between 3515 Halsted LLC; whose-address-is-1965-W: Pershing Rd., Chicago, IL 60609-(referred-to-below as-"Grantor") and CHICAGO COMMUNITY BANK, whose address is 1110 WEST 35TH STREET, CHICAGO, IL 60609 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated August 13, 2003 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Mortgage and Assignment of Rents recorded on September 2, 2003 in Cook County, Illinois as Document #0324501191 and #0324501192, respectively.

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

Lot 14 in Block 4 in Hamburg, being a Subdivision by Samuel Gehr of Blocks 23 and 24 in Canal Trustees' Subdivision of Section 33, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

The Real Property or its address is commonly known as 3515 S. Halsted, Chicago, IL 60609. The Real Property tax identification number is 17-33-300-006

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

Increase the principal amount of the loan to \$150,000.00.

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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(Continued) MODIFICATION OF MORTGAGE

released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions. the non-signing person consents to the changes and provisions of this Modification or otherwise will not be signing below acknowledge that this Modification is given conditionally, based on the representation to Lender that Modification. If any person who signed the original Mortgage does not sign this Modification, then all persons

WARCH 2, 2004. MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF

Public, personally appeared Niko Michas, Member of 3515 Haisted LLC, and known to me to be a member or Thefore me, the undersigned Notary day of sidt nO SS (**STATE OF** LIMITED LIABILITY COMPANY ACKNOWLEDGMENT Authorized Signer **LENDER:** Niko Michas, Member of 31 :λg 3515 HALSTED LUS

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that he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the limited articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated Modification to be the free and voluntary act and deed of the limited liability company, by authority of statute, its designated agent of the limited liability company that executed the Modification of Mortgage and exempledged the

Residing at

WA COMMISSION EXPIRES 5-13-2006 NOTARY PUBLIC, STATE OF ILLINOIS

SARA J. LEONARD OFFICIAL SEAL

0407840006 Page: 2 of 3

My commission expires

liability company.

:ROTNARD

⁻λg

Notary Public in and for the State of

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MODIFICATION OF MORTGAGE (Continued)

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| LENDER ACKNOWLEDGMENT | |
|--|---|
| STATE OF Illinois |) |
| |) SS |
| COUNTY OF COOK |) |
| acknowledged said instrument to be the free | before me, the undersigned Notary A. Stophens and known to me to be the Assistance the Lender that executed the within and foregoing instrument and and voluntary act and deed of the said Lender, duly authorized by the rwise, for the uses and purposes therein mentioned, and on oath stated said instrument and that the seal affixed is the corporate seal of said |
| Lender. | Residing at 1110 W. 35th St. |
| By Sura Constitution | Residing at 1110 W, JOHNSTI |
| Notary Public in and for the State of | IPanois |
| My commission expires | OFFICIAL SEAL SARA J. LEONARD NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 5-13-2006 |
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| LASER PRO Lending, Ver. 5.23.10.001 Copr. Harland Pi | inancial Solutions, Inc. 1997, 2004. All Rights Reserve N. CFRLP1 G201.FC TR-1209 PR-6 |
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