

UNOFFICIAL COPY



Doc#: 0408540178  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 03/25/2004 11:21 AM Pg: 1 of 4

**RECORDATION REQUESTED BY:**

Broadway Bank  
5960 N Broadway  
Chicago, IL 60660

**WHEN RECORDED MAIL TO:**

Broadway Bank  
5960 N Broadway  
Chicago, IL 60660

**SEND TAX NOTICES TO:**

Broadway Bank  
5960 N Broadway  
Chicago, IL 60660

**FOR RECORDER'S USE ONLY**

This Modification of Mortgage prepared by:

Real Estate Index R1109649



**BROADWAY BANK  
5960 N. BROADWAY  
CHICAG, IL 60660**

**MODIFICATION OF MORTGAGE**

THIS MODIFICATION OF MORTGAGE dated March 19, 2004, is made and executed between MARIA THOMAS SSN: 330-46-1482, whose address is 1280 OLD MILL LANE, ELK GROVE VILLAGE, IL 60007 (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 April 23, 2003 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

**RECORDING ON APRIL 23, 2003 AS DOCUMENT NUMBER 0311345070 IN THE OFFICE OF COOK COUNTY RECORDERS. .**

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

**PARCEL 1:**

UNIT 65-3, IN THE LOFTS AT TALBOT'S MILL CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN OUT LOTS IN TALBOT'S MILL SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 31 AND THE SOUTH EAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'C' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 89579846; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS DATED JUNE 30, 1989 AND RECORDED DECEMBER 5, 1989 AS DOCUMENT 89579845.

The Real Property or its address is commonly known as 1280 OLD MILL LANE, ELK GROVE VILLAGE, IL 60007.  
The Real Property tax identification number is 08-31-403-006-1119

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

# UNOFFICIAL COPY

## MODIFICATION OF MORTGAGE (Continued)

Loan No: 310720

Page 2

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 \$91,582.92.

THE FOLLOWING MORTGAGE HAS BEEN MODIFIED AS FOLLOWS: 1.) THE MATURITY IS EXTENDED TO MARCH 19, 2009. 2.) THE PRINCIPAL BALANCE OF THE LOAN HAS BEEN INCREASED TO \$45,791.46 ( ADDITIONAL CASH OUT OF \$20,000.00, EXISTING PRINCIPAL BALANCE OF \$25,791.46) 3.) THE MONTHLY PAYMENT AMOUNT HAS BEEN CHANGED FROM \$606.42 PRINCIPAL AND INTEREST TO \$925.61 MONTHLY PRINCIPAL AND INTEREST. 4.) THE PAYMENT DATE HAS CHANGED FROM THE 23RD OF EVERY MONTH TO THE 19TH OF EVERY MONTH. 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 MARCH 19, 2004.**

**GRANTOR:**

x Maria Thomas  
MARIA THOMAS SSN: 330-46-1482

**LENDER:**

x Maurice [Signature]  
Authorized Signer

# UNOFFICIAL COPY

## MODIFICATION OF MORTGAGE

(Continued)

Loan No: 310720

Page 3

### INDIVIDUAL ACKNOWLEDGMENT

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

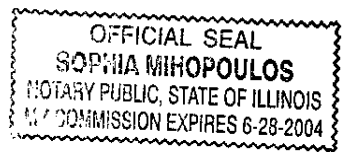
On this day before me, the undersigned Notary Public, personally appeared **MARIA THOMAS SSN: 330-46-1482**, to me known to be the individual described in and who executed the Modification of Mortgage, and acknowledged that he or she signed the Modification as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 19th day of MARCH, 20 04

By Sophia Mihopoulos Residing at 5960 N. Broadway

Notary Public in and for the State of ILLINOIS

My commission expires 6/20/04



### LENDER ACKNOWLEDGMENT

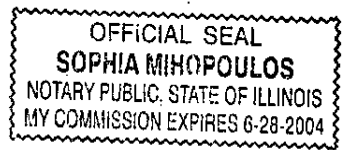
STATE OF ILLINOIS )  
 )  
 COUNTY OF COOK COUNTY ) SS  
 )

On this 19th day of MARCH before me, the undersigned Notary Public, personally appeared MARIA PRATICHAKIS 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 Sophia Mihopoulos Residing at 5960 N. Broadway

Notary Public in and for the State of ILLINOIS

My commission expires 6/20/04



# UNOFFICIAL COPY

## MODIFICATION OF MORTGAGE (Continued)

Loan No: 310720

Page 4

LASER PRO Lending, Ver. 6.23.10.001 Copr. Harland Financial Solutions, Inc. 1997, 2004. All Rights Reserved. - IL L:\CTC\X\DF\PLUG201 FC TR-717

Property of Cook County Clerk's Office

