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Doc#: 0409735285
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 04/08/2004 01:41 PM 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:

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

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated March 15, 2004, is made and executed between THOMAS KARABATSOS (SSN:338-52-2886), whose address is 1515 W. MARCUS CT., PARK RIDGE, IL 60068 and GEORGIA KARABATSOS (SSN:334-60-8201), AS JOINT TENANTS, whose address is 1515 W. MARCUS CT., PARK RIDGE, IL 60068 (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 December 30, 2003 (the "Mortgage") which has been recorded in COOK COUNTY County, State of Illinois, as follows.

RECORDED ON JANUARY 2, 2004 IN THE OFFICE OF COOK COUNTY RECORDERS OFFICE AS DOCUMENT #0400231075.

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

LOT 148 IN SMITH AND HILL'S PARK RIDGE MANOR UNIT 2, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 (EXCEPT THE WEST 217 FEET MEASURED ON THE NORTH AND SOUTH LINES THEREOF) OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 1515 W. MARCUS CT., PARK RIDGE, IL 60068. The Real Property tax identification number is 09-22-202-004-0000

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

THE FOLLOWING MORTGAGE HAS BEEN MODIFIED AS FOLLOWS: 1.) THE MATURITY DATE HAS BEEN EXTENDED TO MARCH 15, 2005. 2.) THE PRINCIPAL AMOUNT OF THE LOAN HAS BEEN INCREASED TO \$130,000.00 (EXISTING PRINCIPAL BALANCE OF: \$80,000.00 AND ADDITIONAL CASH OUT OF \$50,000.00.) 3.) THE PAYMENT DUE DATE HAS BEEN CHANGED FROM THE 30TH OF EACH MONTH TO THE 15TH OF EACH MONTH. 4.) ALL OTHER TERMS AND CONDITIONS REMAIN THE SAME.....

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain

Box 400-CTCC

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MLS
8188598

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 311615

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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 15, 2004.

GRANTOR:

x Thomas Karabatsos
THOMAS KARABATSOS (SSN:338-52-2886)

x Georgia Karabatsos
GEORGIA KARABATSOS (SSN:334-60-8201)

LENDER:

x M. Muthalla
Authorized Signer

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 311615

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INDIVIDUAL ACKNOWLEDGMENT

STATE OF ILLINOIS)
)
 COUNTY OF COOK) SS
)

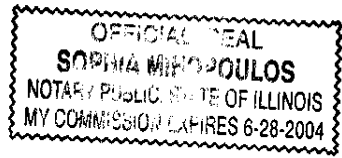
On this day before me, the undersigned Notary Public, personally appeared **THOMAS KARABATSOS (SSN:338-52-2886)** and **GEORGIA KARABATSOS (SSN:334-60-8201)**, to me known to be the individuals described in and who executed the Modification of Mortgage, and acknowledged that they signed the Modification as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 15th day of MARCH, 2004

By Sophia M. Mikropoulos Residing at 3900 N. BROADWAY

Notary Public in and for the State of ILLINOIS

My commission expires 6/20/04



LENDER ACKNOWLEDGMENT

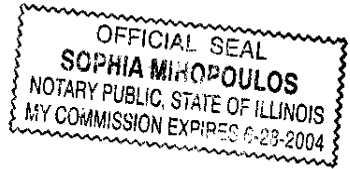
STATE OF ILLINOIS)
)
 COUNTY OF COOK) SS
)

On this 15th day of MARCH, 2004 before me, the undersigned Notary Public, personally appeared MARINA PRATIKAKIS 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 M. Mikropoulos Residing at 3900 N. BROADWAY

Notary Public in and for the State of ILLINOIS

My commission expires 6/20/04



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MODIFICATION OF MORTGAGE (Continued)

Loan No: 311615

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