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Doc#: 0410740190
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 04/16/2004 03:31 PM Pg: 1 of 4

RECORDATION REQUESTED BY:
CHICAGO COMMUNITY BANK
1110 WEST 35TH STREET
CHICAGO, IL 60609

WHEN RECORDED MAIL TO:
CHICAGO COMMUNITY BANK
1110 WEST 35TH STREET
CHICAGO, IL 60609

SEND TAX NOTICES TO:
CHICAGO COMMUNITY BANK
1110 WEST 35TH STREET
CHICAGO, IL 60609

FOR RECORDER'S USE ONLY

Real Estate Index R1112827

This Modification of Mortgage prepared by:



Chicago Community Bank
1110 West 35th Street
Chicago, IL 60609

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated March 16, 2004, is made and executed between James P. Ronzio and Mariann Ronzio, (a married couple), in joint tenancy (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 December 10, 2002 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

a Mortgage dated December 10, 2002 and recorded January 6, 2003 with the Cook County Recorder as document 0030022799 on real property commonly known as 3100 S. Wells, Chicago, IL.

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

The East 74.67 Feet of Lot 101 in E.N. Larmon's Subdivision of Block 3 in Canal Trustee's 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 3100 S. Wells, Chicago, IL 60616. The Real Property tax identification number is 17-33-202-053

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

Increase the amount of the loan to \$93,677.55 as of May 23, 2003; extend the maturity date of the loan from June 16, 2003 to September 16, 2003, interest monthly, with a final payment of all unpaid principal and interest due at maturity.

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

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 115-1902-4

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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 16, 2004.

GRANTOR:

X James P. Ronzio
James P. Ronzio

X Mariann Ronzio
Mariann Ronzio

LENDER:

X Stuart Lytha
Authorized Signer

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MODIFICATION OF MORTGAGE

Loan No: 115-1902-4

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INDIVIDUAL ACKNOWLEDGMENT

STATE OF Illinois)
)
) SS
 COUNTY OF COOK)

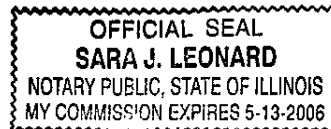
On this day before me, the undersigned Notary Public, personally appeared **James P. Ronzio and Mariann Ronzio**, to me known to be the individuals described in and who executed the Modification of Mortgage, and acknowledged that they signed the Modification as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 16th day of March, 20 04

By Sara J. Leonard Residing at 1110 W. 35th St.

Notary Public in and for the State of Illinois

My commission expires 5-13-06



LENDER ACKNOWLEDGMENT

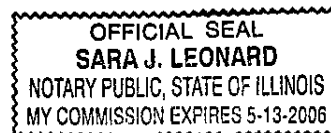
STATE OF Illinois)
)
) SS
 COUNTY OF COOK)

On this 16th day of March, 2004 before me, the undersigned Notary Public, personally appeared Steve A. Stephens 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 Sara J. Leonard Residing at 1110 W. 35th St.

Notary Public in and for the State of Illinois

My commission expires 5-13-06



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MODIFICATION OF MORTGAGE (Continued)

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