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RECORDATION REQUESTED BY:
COLE TAYLOR BANK
WEALTH MANAGEMENT
111 W. WASHINGTON
CHICAGO, IL 60602



Doc#: 0417749103
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 06/25/2004 10:53 AM Pg: 1 of 4

WHEN RECORDED MAIL TO:
Cole Taylor Bank
Loan Services
P.O. Box 88452, Dept A
Chicago, IL 60690-8452

SEND TAX NOTICES TO:
John P. Phillips
3748 N. Janssen Ave
Chicago, IL 60613

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

Cole Taylor Bank
P. O. Box 88452 - Dept. A
Chicago, IL 60690

MODIFICATION OF MORTGAGE

6705943
THIS MODIFICATION OF MORTGAGE dated June 14, 2004, is made and executed between John P. Phillips, an unmarried person (referred to below as "Grantor") and COLE TAYLOR BANK, whose address is 111 W. WASHINGTON, CHICAGO, IL 60602 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated May 27, 2004 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded June 23, 2004 in the Cook County Recorders
Office as Document Number 0417539011

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

LOT 5 IN BLOCK 1 IN ROODS SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 3748 N. Janssen Ave, Chicago, IL 60613. The Real Property tax identification number is 14-20-113-027

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

The principal balance of the "Home Equity Credit Agreement, Note and Disclosure" secured by the aforesaid mortgage has been increased the date of this Modification of Mortgage from \$1,300,000.00 to \$1,380,000.00. At no time shall the principal amount of indebtedness secured by the Mortgage, not including sums advanced to protect the security of the Mortgage, exceed \$1,380,000.00.

The index currently is 4.00% per annum. The interest rate to be applied to the outstanding account balance shall be at a rate of .50 percentage points below the index with a floor rate of 4.00%

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

FREEDOM TITLE CORP.

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LEEDOWN THE COPY

COLE TAYLOR BANK

LENDER:

John P. Phillips

X

GRANTOR:

Authorized Signer

X *[Signature]*

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED JUNE 14, 2004.

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.

Loan No: 8467544

MODIFICATION OF MORTGAGE (Continued)

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MODIFICATION OF MORTGAGE

(Continued)

Loan No: 8467544

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INDIVIDUAL ACKNOWLEDGMENT

STATE OF Illinois)
)
) SS
 COUNTY OF Cook)

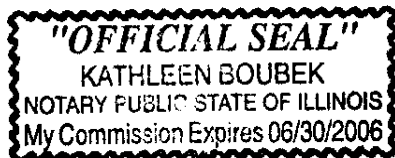
On this day before me, the undersigned Notary Public, personally appeared **John P. Phillips**, to me known to be the individual described in and who executed the Modification of Mortgage, and acknowledged that he or she signed the Modification as his or her free and voluntary act and deed, for the uses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

Given under my hand and official seal this 14th day of June, 2004

By Kathleen Boubek Residing at 111 W. Washington

Notary Public in and for the State of Illinois

My commission expires 6-30-2006



LENDER ACKNOWLEDGMENT

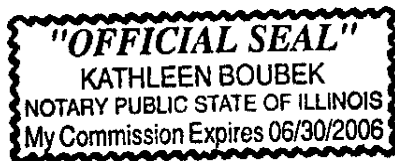
STATE OF Illinois)
)
) SS
 COUNTY OF Cook)

On this 14th day of June, before me, the undersigned Notary Public, personally appeared JULIA VAN ULIET and known to me to be the VP, 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 Kathleen Boubek Residing at 111 W. Washington

Notary Public in and for the State of Illinois

My commission expires 6-30-2006



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Loan No: 8467544

**MODIFICATION OF MORTGAGE
(Continued)**