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Doc#: 0421741000
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 08/04/2004 09:14 AM Pg: 1 of 4

RECORDATION REQUESTED BY:

Founders Bank
Palos Heights Branch
11850 South Harlem Avenue
Palos Heights, IL 60463

WHEN RECORDED MAIL TO:

Founders Bank
Palos Heights Branch
11850 South Harlem Avenue
Palos Heights, IL 60463

SEND TAX NOTICES TO:

JMJ Real Estate, LLC
10524 S. Tripp Avenue
Oak Lawn, IL 60453

FOR RECORDER'S USE ONLY

M.G.R. TITLE

MTC 2051772

This Modification of Mortgage prepared by:

Sherri Hiskes, Commercial Loan Assistant
Founders Bank
11850 South Harlem Avenue
Palos Heights, IL 60463

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated July 9, 2004, is made and executed between JMJ Real Estate, LLC, whose address is 10524 S. Tripp Avenue, Oak Lawn, IL 60453 (referred to below as "Grantor") and Founders Bank, whose address is 11850 South Harlem Avenue, Palos Heights, IL 60463 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated January 23, 2004 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded February 3, 2004 as Document Number 0403431032.

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

Lot 26, 27 and 28 in Ridge Lawn Highlands Second Addition, a Subdivision of the South 3/4 of the East 1/2 of the West 1/2 of the Southeast 1/4 of Section 10, Township 37 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois

The Real Property or its address is commonly known as 10141 S. Kolin Avenue, Oak Lawn, IL 60453. The Real Property tax identification number is 24-10-409-013-0000; 24-10-409-014-0000 and 24-10-409-015-0000

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

Increase principal amount of loan from \$560,000.00 to \$600,000.00.

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

UNOFFICIAL COPY**MODIFICATION OF MORTGAGE**

Loan No: 145779580

(Continued)

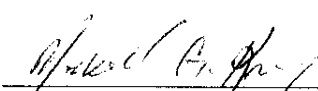
Page 2

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 JULY 9, 2004.

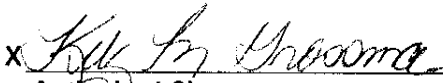
GRANTOR:

JMJ REAL ESTATE, LLC

By: 
 Michael G. Knight, Member of JMJ Real Estate, LLC

LENDER:

FOUNDERS BANK

x 
 Authorized Signer

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MODIFICATION OF MORTGAGE

(Continued)

Loan No: 145779580

Page 3

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois)

) SS

COUNTY OF Cook)

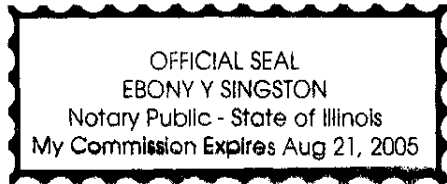
On this 9th day of July, 2004 before me, the undersigned Notary Public, personally appeared **Michael G. Knight, Member of JMJ Real Estate, LLC**, and known to me to be a member or designated agent of the limited liability company that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

By *Ebony Y Singston*

Residing at Palos Heights

Notary Public in and for the State of Illinois

My commission expires 8/21/05



PROPERTY OF COOK COUNTY CLERK'S OFFICE

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MODIFICATION OF MORTGAGE

Loan No: 145779580

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Page 4

LENDER ACKNOWLEDGMENT

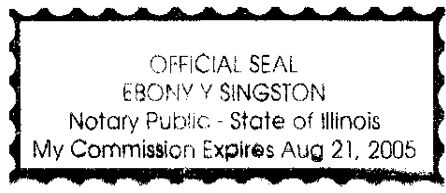
STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 9th day of July, 04 before me, the undersigned Notary Public, personally appeared Kelly M. Grossman 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 *Ebony Y Singston* Residing at Palos Heights

Notary Public in and for the State of Illinois

My commission expires 8/21/05



Cook County Clerk's Office