

UNOFFICIAL COPY

RECORDATION REQUESTED BY:

**PALOS BANK AND TRUST
COMPANY
MAIN OFFICE
12600 S. HARLEM AVENUE
PALOS HEIGHTS, IL 60463**



Doc#: 0421746076
Eugene "Gene" Moore Fee: \$34.00
Cook County Recorder of Deeds
Date: 08/04/2004 09:32 AM Pg: 1 of 6

WHEN RECORDED MAIL TO:

**PALOS BANK AND TRUST
COMPANY
12600 S. HARLEM AVENUE
PALOS HEIGHTS, IL 60463**

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

**PALOS BANK AND TRUST COMPANY
12600 S. HARLEM AVENUE
PALOS HEIGHTS, IL 60463**

7-7257

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated July 10, 2004, is made and executed between Steve P. Greenfield A/K/A Steven P. Greenfield and Angela M. Greenfield, Husband and Wife, whose address is 16456 South Nottingham Court, Orland Park, IL 60467 (referred to below as "Grantor") and PALOS BANK AND TRUST COMPANY, whose address is 12600 S. HARLEM AVENUE, PALOS HEIGHTS, IL 60463 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated June 23, 2003 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

MORTGAGE AND ASSIGNMENT OF RENTS RECORDED JULY 16, 2003 AS DOCUMENT #0319746231 AND #0319746233 IN THE OFFICE OF COOK COUNTY RECORDER.

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

See A, which is attached to this Modification and made a part of this Modification as if fully set forth herein.

The Real Property or its address is commonly known as 948 W. MADISON ST., UNIT #SE2, CHICAGO, IL 60607. The Real Property tax identification number is 17-08-447-011-0000

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

NOTE AND MORTGAGE HAVE BEEN EXTENDED TO AUGUST 10, 2009. INTEREST RATE HAS BEEN CHANGED FROM A VARIABLE RATE TO A FIXED RATE OF 6.5% WITH PRINCIPAL AND INTEREST PAYMENTS DUE ON THE 10TH OF THE MONTH, AMORTIZED OVER 30 YEARS.

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

UNOFFICIAL COPY

Property of Cook County Clerk's Office

Authorized Signer

PALOS BANK AND TRUST COMPANY

LENDER:

Angel M Greenfield

Steve P. Greenfield A/K/A Steven P. Greenfield

GRANTOR:

JULY 10, 2004.

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

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: 70007257

MODIFICATION OF MORTGAGE

(Continued)

Page 2

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE

(Continued)

Loan No: 70007257

Page 3

INDIVIDUAL ACKNOWLEDGMENT

STATE OF IL)
) SS
 COUNTY OF Cook)

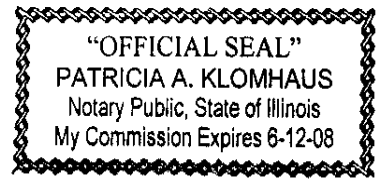
On this day before me, the undersigned Notary Public, personally appeared **Steve P. Greenfield A/K/A Steven P. Greenfield and Angela M Greenfield**, to me known to be the individuals described in and who executed the Modification of Mortgage, and acknowledged that they signed the Modification as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 10th day of JULY, 20 04

By Patricia A Klobhaus Residing at Talos Heights

Notary Public in and for the State of IL

My commission expires 6-12-08



LENDER ACKNOWLEDGMENT

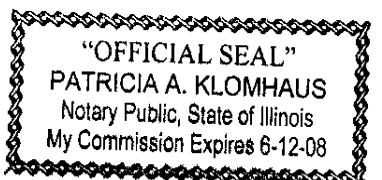
STATE OF IL)
) SS
 COUNTY OF Cook)

On this 10th day of JULY, 2004 before me, the undersigned Notary Public, personally appeared RUSSELL J. NOLLENDER and known to me to be the 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 Patricia A Klobhaus Residing at Talos Heights

Notary Public in and for the State of IL

My commission expires 6-12-08



UNOFFICIAL COPY

Property of Cook County Clerk's Office

Loan No: 70007257

**MODIFICATION OF MORTGAGE
(Continued)**

Page 4

UNOFFICIAL COPY

EXHIBIT "A"

UNIT 2SE IN 948 WEST MADISON CONDOMINIUMS TOGETHER WITH THE EXCLUSIVE RIGHT TO USE GARAGE SPACE P-8 AND ROOF DECK D-02, BOTH LIMITED COMMON ELEMENTS, AS DELINEATED ON THAT CERTAIN SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE TO WIT:

PARCEL 1:

LOT 10 OF ASSESSORS SECOND DIVISION OF THE EAST 1/2 OF LOT 3, ALL OF LOTS 1, 2, 7, 8, 11, 12, 15, 16, 17 AND 18 OF BLOCK 51 IN CARPENTER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 14 IN BLOCK 51 IN CARPENTER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED UNITS:

RETAIL UNIT 1:

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN THAT CERTAIN HORIZONTAL PLANE LOCATED 14.20 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 27.25 FEET ABOVE CHICAGO CITY DATUM LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOT 10 OF ASSESSORS SECOND DIVISION OF THE EAST 1/2 OF LOT 3, ALL OF LOTS 1, 2, 7, 8, 11, 12, 15, 16, 17 AND 18 OF BLOCK 51 IN CARPENTER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND LOT 14 IN BLOCK 51 OF SAID CARPENTER'S SUBDIVISION (SAID LOTS 10 AND 14 TAKEN AS A SINGLE TRACT), DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 14 BEING ALSO THE SOUTHWEST CORNER OF SAID TRACT AND THE INTERSECTION OF THE EAST LINE OF NORTH MORGAN STREET WITH THE NORTH LINE OF WEST MADISON STREET; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 14, A DISTANCE OF 0.30 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.02 FEET TO THE SOUTHWEST CORNER OF A FIVE STORY BRICK BUILDING COMMONLY KNOWN AS 948-954 WEST MADISON STREET IN CHICAGO; THENCE CONTINUING EAST ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 0.85 FEET, BEING ALONG THE EXTERIOR FACE OF SAID BUILDING; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.85 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF SAID BUILDING, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUING NORTH ALONG THE LAST DESCRIBED COURSE, EXTENDED, A DISTANCE OF 22.77 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 32.08 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 22.77 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 32.08 FEET TO THE POINT OF BEGINNING.

AND ALSO EXCEPTING:

RETAIL UNIT 2:

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN THAT CERTAIN HORIZONTAL PLANE LOCATED 14.18 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 27.26 FEET ABOVE CHICAGO CITY DATUM LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOT 10 OF ASSESSORS SECOND DIVISION OF THE EAST 1/2 OF LOT 3, ALL OF LOTS 1, 2, 7, 8, 11, 12, 15, 16, 17 AND 18 OF BLOCK 51 IN CARPENTER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND LOT 14 IN BLOCK 51 OF SAID CARPENTER'S SUBDIVISION (SAID LOTS 10 AND 14 TAKEN AS A SINGLE TRACT), DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 14, BEING ALSO THE SOUTHWEST CORNER OF SAID TRACT AND THE POINT OF INTERSECTION OF THE EAST LINE OF NORTH MORGAN STREET WITH THE NORTH LINE OF WEST MADISON STREET; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 14 AND ITS EXTENSION, A DISTANCE OF 48.35 FEET; THENCE NORTH ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 48 MINUTES 00 SECONDS MEASURED

UNOFFICIAL COPY

Property of Cook County Clerk's Office

PERMANENT INDEX #17-08-447-011-0000, 17-08-447-012-0000 & 17-08-447-013
PROPERTY ADDRESS: 948 W MADISON ST., UNIT #SE2, CHICAGO, IL 60607

COUNTER-CLOCKWISE, EAST TO NORTH, FROM THE LAST DESCRIBED COURSE, EXTENDED A
DISTANCE OF 0.13 FEET TO THE EXTERIOR FACE OF A FIVE STORY BRICK BUILDING COMMONLY
KNOWN AS 948-954 WEST MADISON STREET IN CHICAGO, THENCE CONTINUING NORTH ALONG THE
LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 0.85 FEET TO A POINT ON THE VERTICAL LINE
OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF SAID BUILDING, BEING THE POINT OF
BEGINNING OF THE PARCEL HEREIN DESCRIBED, THENCE CONTINUING NORTH ALONG THE LAST
DESCRIBED COURSE EXTENDED, A DISTANCE OF 30.24 FEET, THENCE EAST AT RIGHT ANGLES TO
THE LAST DESCRIBED COURSE A DISTANCE OF 10.95 FEET, THENCE SOUTH AT RIGHT ANGLES TO
THE LAST DESCRIBED COURSE, A DISTANCE OF 6.34 FEET, THENCE EAST AT RIGHT ANGLES TO THE
LAST DESCRIBED COURSE, A DISTANCE OF 10.85 FEET, THENCE SOUTH AT RIGHT ANGLES TO THE
LAST DESCRIBED COURSE, A DISTANCE OF 23.90 FEET, THENCE WEST AT RIGHT ANGLES TO THE
LAST DESCRIBED COURSE, A DISTANCE OF 21.80 FEET TO THE POINT OF BEGINNING.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE
OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON JUNE 18, 2003 AS DOCUMENT
0316918033 AS AMENDED BY DOCUMENT
TOGETHER WITH ITS UNDIVIDED
PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS DEFINED AND SET FORTH ON SAID
DECLARATION AND SURVEY AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

EXHIBIT "A" CONTINUED