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Doc#: 0425849049
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 09/14/2004 09:28 AM Pg: 1 of 3

WHEN RECORDED MAIL TO:

First Northwest Bank
234 West Northwest Highway
Arlington Heights, IL 60004

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

Inez Manfredini
First Northwest Bank
234 West Northwest Highway
Arlington Heights, IL 60004

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated August 23, 2004, is made and executed between BRIAN T. NIX and CHRISTY D. NIX, NOT AS TENANTS IN COMMON AND NOT AS JOINT TENANTS BUT AS TENANTS BY THE ENTIRETY (referred to below as "Grantor") and First Northwest Bank, whose address is 234 West Northwest Highway, Arlington Heights, IL 60004 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated January 8, 2001 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

RECORDING DATE 01-30-2001 DOCUMENT NUMBER 0010076855.

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

LOT 31 IN IVY HILL SUBDIVISION UNIT 12, PHASE 1 BEING A SUBDIVISION IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

The Real Property or its address is commonly known as 1121 E. VARGO, ARLINGTON HTS, IL 60004. The Real Property tax identification number is 03-17-414-008

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

INCREASING THE AMOUNT FROM \$100,500.00 TO \$175,500.00 AND EXTENDING MATURITY TO 08-23-2009.

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

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 6267289

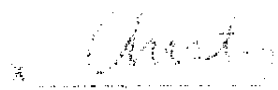
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released by lender in writing. Any person, including accommodation makers, shall not be released by virtue of this Modification if any person who signed the original Mortgage does not sign this Modification. If all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender that the undersigned person consents to the changes and provisions of this Modification or otherwise will be released by Lender. This waiver applies not only to any initial extension or modification but also to all 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 AUGUST 23, 2004.


GRANTOR:


BRIAN T. MIX


CHRISTY O. MIX

LENDER:

FIRST NORTHWEST BANK

X 
Authorized Signer

Property of Cook County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 6267289

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INDIVIDUAL ACKNOWLEDGMENT

STATE OF Illinois)
) SS
COUNTY OF Cook)

On this day before me, the undersigned Notary Public, personally appeared **BRIAN T. NIX** and **CHRISTY D. NIX**, 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 23rd day of August, 2004.

By Katrin Ganjani Residing at 234 W. Northwest Hwy
Arlington Hts, IL

Notary Public in and for the State of Illinois

My commission expires 8-3-08



LENDER ACKNOWLEDGMENT

STATE OF Illinois)
) SS
COUNTY OF Cook)

On this 23rd day of August, 2004 before me, the undersigned Notary Public, personally appeared PATRICIA BIELAT 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 Katrin Ganjani Residing at 234 W. Northwest Hwy
Arlington Hts, IL

Notary Public in and for the State of Illinois

My commission expires 8-3-08



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