

# UNOFFICIAL COPY

**RECORDATION REQUESTED BY:**

GreatBank a National  
Association  
GreatBank a National  
Association  
3300 West Dempster Street  
Skokie, IL 60076



Doc#: 0501802400  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 01/18/2005 01:53 PM Pg: 1 of 3

**WHEN RECORDED MAIL TO:**

GreatBank a National  
Association  
GreatBank a National  
Association  
3300 West Dempster Street  
Skokie, IL 60076

**SEND TAX NOTICES TO:**

GreatBank a National  
Association  
GreatBank a National  
Association  
3300 West Dempster Street  
Skokie, IL 60076

**FOR RECORDER'S USE ONLY****BOX 162****This Modification of Mortgage prepared by:**

**O'Connor Title Guaranty, Inc.**  
162 West Hubbard Street  
Chicago, IL 60610

Lender, Commercial Lending Department  
GreatBank a National Association  
3300 West Dempster Street  
Skokie, IL 60076

O'Connor Title  
Services, Inc.  
4 5018-30

**MODIFICATION OF MORTGAGE**

**THIS MODIFICATION OF MORTGAGE** dated December 28, 2004, is made and executed between Ronald Kozil, whose address is 2304 Glen Eagles Lane, Riverwoods, IL 60015-3855 (referred to below as "Grantor") and GreatBank a National Association, whose address is 3300 West Dempster Street, Skokie, IL 60076 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated November 24, 2003 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

recorded on December 23, 2003 with the Cook County Recorder of Deeds as Document Number 0335733144, and an Assignment of Rents dated November 24, 2003, recorded on December 23, 2003 with the Cook County Recorder of Deeds as Document Number 00335733145.

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

UNIT 405 IN 8630 FERRIS AVENUE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE SOUTH 67.58 FEET OF THE NORTH 210 FEET AND THE EAST 135-30 FEET (EXCEPT THE NORTH 210 FEET THEREOF) OF BLOCK 4 IN AHRENSFELD'S ADDITION TO MORTON GROVE, A SUBDIVISION OF LOT 41 OF COUNTY CLERK'S DIVISION IN THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART THEREOF LYING WESTERLY OF A LINE COMMENCING ON THE NORTH LINE OF

# UNOFFICIAL COPY

## MODIFICATION OF MORTGAGE (Continued)

Page 2

THE ABOVE DESCRIBED PROPERTY AT A POINT 27.23 FEET EASTERLY OF THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTHERLY PARALLEL TO SAID WEST LINE OF THE SAID SECTION 20, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, A DISTANCE OF 67.58 FEET TO A POINT 27.23 FEET EASTERLY OF THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 95412460, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS. THE EXCLUSIVE RIGHT TO USE PARKING SPACES 9 AND 36 AND THE EXCLUSIVE RIGHT TO USE STORAGE LOCKER 301, AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORSAID RECORDED AS DOCUMENT 95412460

The Real Property or its address is commonly known as 8630 Ferris Avenue Unit #405, Morton Grove, IL 60053.  
The Real Property tax identification number is 10-20-101-020-1023

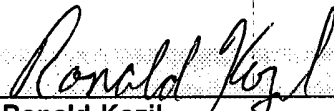
**MODIFICATION.** Lender and Grantor hereby modify the Mortgage as follows:

**Reducing the Revolving Line of Credit amount to \$100,000.00, variable interest rate of Prime plus 1.750% floating with a floor rate of 6.750%, and extending the Maturity Date to February 24, 2005 .**

**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 remain 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.

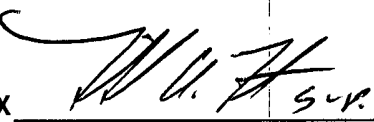
**GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED DECEMBER 28, 2004.**

**GRANTOR:**

x   
Ronald Kozil

**LENDER:**

**GREATBANK A NATIONAL ASSOCIATION**

x   
Authorized Signer

# UNOFFICIAL COPY

## MODIFICATION OF MORTGAGE

(Continued)

### INDIVIDUAL ACKNOWLEDGMENT

STATE OF Illinois )  
 ) SS  
 COUNTY OF Cook )

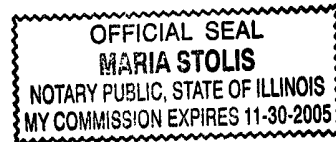
On this day before me, the undersigned Notary Public, personally appeared **Ronald Kozil**, to me known to be the individual described in and who executed the Modification of Mortgage, and acknowledged that he or she signed the Modification as his or her free and voluntary act and deed, for the uses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

Given under my hand and official seal this 28<sup>th</sup> day of Dec, 2004

By Maria Stolis Residing at 6811A Lake

Notary Public in and for the State of Illinois

My commission expires 11-30-2005



### LENDER ACKNOWLEDGMENT

STATE OF Illinois )  
 ) SS  
 COUNTY OF Cook )

On this 1<sup>st</sup> day of Jan, 2005 before me, the undersigned Notary Public, personally appeared Michael A. Foster and known to me to be the Sec 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 Maria Stolis Residing at 6811A Lake

Notary Public in and for the State of Illinois

My commission expires 11-30-2005

