

# UNOFFICIAL COPY

RECORDATION REQUESTED BY:  
NEW CENTURY BANK, an  
Illinois banking corporation  
363 W. Ontario  
Chicago, IL 60610



Doc#: 0501818187  
Eugene "Gene" Moore Fee: \$32.00  
Cook County Recorder of Deeds  
Date: 01/18/2005 02:53 PM Pg: 1 of 5

WHEN RECORDED MAIL TO:  
NEW CENTURY BANK, an  
Illinois banking corporation  
363 W. Ontario  
Chicago, IL 60610

SEND TAX NOTICES TO:  
NEW CENTURY BANK, an  
Illinois banking corporation  
363 W. Ontario  
Chicago, IL 60610

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

Techie L. Vargas, Loan Administration Department  
NEW CENTURY BANK, an Illinois banking corporation  
363 W. Ontario  
Chicago, IL 60610

## MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated November 30, 2004, is made and executed between Canzoneri Enterprises, Inc., an Illinois corporation (referred to below as "Grantor") and NEW CENTURY BANK, an Illinois banking corporation, whose address is 363 W. Ontario, Chicago, IL 60610 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated April 14, 2003 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Mortgage recorded on May 29, 2003 as Document Number 0314929205.

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

See See attached Exhibit A for legal description, 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 1450 W. Webster, Chicago, IL 60614. The Real Property tax identification number is 14-32-107-055-1001

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

The Principal loan amount is increased from One Million Six Hundred Thirty Five Thousand and No/100 Dollars (\$1,635,000.00) to One Million Eight Hundred Twenty Eight Thousand Twenty Two and No/100 Dollars (\$1,828,022.00). The maximum lien is increased from Three Million Two Hundred Seventy Thousand and No/100 Dollars (\$3,270,000.00) to Three Million Six Hundred Fifty Six Thousand Forty Four and No/100 Dollars (\$3,656,044.00). All other terms and provisions of the loan documents will remain in full force and effect.

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

NEAR NORTH NATIONAL TITLE  
222 NO. LA SALLE  
CHICAGO, ILLINOIS 60601

10/1/04

ACCOM

**UNOFFICIAL COPY****MODIFICATION OF MORTGAGE****(Continued)**

Loan No: 9001

Page 2

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.

**GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED NOVEMBER 30, 2004.**

**GRANTOR:****CANZONERI ENTERPRISES, INC., AN ILLINOIS CORPORATION**By: 

Karen Canzoneri, President/Secretary of Canzoneri Enterprises, Inc., an Illinois corporation

**LENDER:****NEW CENTURY BANK, AN ILLINOIS BANKING CORPORATION**x 

Authorized Signer

# UNOFFICIAL COPY

## MODIFICATION OF MORTGAGE (Continued)

Loan No: 9001

Page 3

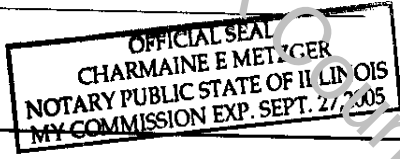
### CORPORATE ACKNOWLEDGMENT

STATE OF Illinois )  
 )  
 COUNTY OF Cook ) SS  
 )

On this 10<sup>th</sup> day of January, 2005 before me, the undersigned Notary Public, personally appeared **Karen Canzoneri, President/Secretary of Canzoneri Enterprises, Inc., an Illinois corporation**, and known to me to be an authorized agent of the corporation that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, 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 corporation.

By Charmaine E Metzger Residing at Chicago  
 Notary Public in and for the State of Illinois

My commission expires \_\_\_\_\_



County Clerk's Office

# UNOFFICIAL COPY

## MODIFICATION OF MORTGAGE

(Continued)

Loan No: 9001

Page 4

### LENDER ACKNOWLEDGMENT

STATE OF Illinois )  
 )  
 COUNTY OF Cook ) SS  
 )

On this 13<sup>th</sup> day of JANUARY, 2005 before me, the undersigned Notary Public, personally appeared John Wong Vice President, authorized agent for the Lender and known to me to be the First 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 Charmaine E. Metzger Residing at Chicago

Notary Public in and for the State of Illinois

My commission expires \_\_\_\_\_

OFFICIAL SEAL  
 CHARMAINE E. METZGER  
 NOTARY PUBLIC STATE OF ILLINOIS  
 MY COMMISSION EXP. SEPT. 27, 2005

Cook County Clerk's Office

**UNOFFICIAL COPY****EXHIBIT A****Legal Description**

UNIT NUMBER 1450-1 IN THE CLY-WEB TRIANGLE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 AND 2 IN SUB BLOCK 4 IN THE SUBDIVISION OF THE WEST HALF AND SUB BLOCK 5 OF THE EAST HALF OF BLOCK 15 IN SHEFFIELD'S ADDITION TO CHICAGO, IN SECTIONS 29, 31, 32 AND 35, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPT THAT PART OF LOT 1 CONTAINED IN THE CLYBOURN-WEBSTER CONDOMINIUM RECORDED JULY 2, 1998 AS DOCUMENT 98572745 AND DESCRIBED AS FOLLOWS: THAT PART OF LOT 1 ABOVE THE ELEVATION OF 27.7 FEET, CITY OF CHICAGO DATUM IN SUB BLOCK 4 DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 1; THENCE SOUTHWEST ALONG THE NORTHWESTERLY LINE OF LOT 1 46.2 FEET; THENCE SOUTHEAST 90 DEGREES 2.47 FEET; THENCE SOUTHWEST 90 DEGREES 7.65 FEET; THENCE SOUTHEAST 90 DEGREES 34.84 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE EAST ALONG THE SOUTH LINE 76.96 FEET TO THE SOUTHEAST CORNER; THENCE NORTHWEST ALONG THE NORTHEASTERLY LINE 92.21 FEET TO THE POINT OF BEGINNING.

WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 14, 2000 AS DOCUMENT NUMBER 00717429 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

UPIN No. 14-32-107-055-1001

Commonly known as: 1450 W. Webster Avenue  
Chicago, Illinois