

UNOFFICIAL COPY



RECORDATION REQUESTED BY:
CHICAGO COMMUNITY BANK
1110 WEST 35TH STREET
CHICAGO, IL 60609

Doc#: 0503449293
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 02/03/2005 04:08 PM Pg: 1 of 3

WHEN RECORDED MAIL TO:
CHICAGO COMMUNITY BANK
1110 WEST 35TH STREET
CHICAGO, IL 60609

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

SARA LEONARD
CHICAGO COMMUNITY BANK
1110 WEST 35TH STREET
CHICAGO, IL 60609

FREEDOM TITLE CORP.

MODIFICATION OF MORTGAGE

6706460 2/3/2
THIS MODIFICATION OF MORTGAGE dated January 24, 2005, is made and executed between John P. Sabbia (referred to below as "Grantor") and CHICAGO COMMUNITY BANK, whose address is 1110 WEST 35TH STREET, CHICAGO, IL 60609 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated October 27, 2004 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

a Mortgage & Assignment of Rents dated October 27, 2004 on real property commonly known as 3249 S. Emerald Avenue, Chicago, IL 60616. RECORDED AS DOC#(S) 0430349175 & 0430349176

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

LOT 2 IN BISSELL'S RESUBDIVISION OF LOTS 19, 20, 21 AND 22 IN BISSELL'S SECOND SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 27, 1912 AS DOCUMENT NO. 5088121 IN SECTION 33, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 3249 S. Emerald Avenue, Chicago, IL 60616. The Real Property tax identification number is 17-33-109-011

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

Increasing Line of Credit from \$445,000 to \$600,000.

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 released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this

UNOFFICIAL COPY

On this day before me, the undersigned Notary Public, personally appeared **John P. Sabbia**, 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 28th day of January, 2005

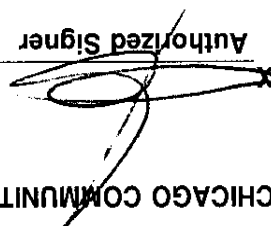
By Sara J. Leonard Residing at 1116 W. 35th St.
 Notary Public in and for the State of Illinois
 My commission expires 5-13-06

STATE OF Illinois
 COUNTY OF COOK

INDIVIDUAL ACKNOWLEDGMENT

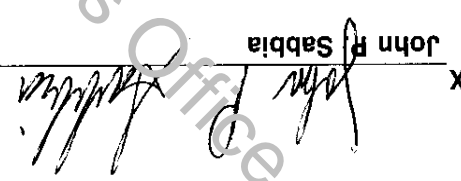
CHICAGO COMMUNITY BANK

Authorized Signer



LENDER:

John P. Sabbia



GRANTOR:

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED JANUARY 24, 2005.

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.

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE

(Continued)

Loan No: 115-2968-0

Page 3

LENDER ACKNOWLEDGMENT

STATE OF Illinois)
)
 COUNTY OF COOK) SS
)

On this 28th day of January, 2005 before me, the undersigned Notary Public, personally appeared Vince Sarelli 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 Sara J. Leonard Residing at 1110 W. 354th St.
 Notary Public in and for the State of Illinois
 My commission expires 5-13-06

County Clerk's Office