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RECORDATION REQUESTED BY:

COLE TAYLOR BANK
WEALTH MANAGEMENT
111 W. WASHINGTON
CHICAGO, IL 60602

Doc#: 0517402204
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 06/23/2005 11:33 AM Pg: 1 of 4

ST 5041039028K

WHEN RECORDED MAIL TO:

Cole Taylor Bank
Loan Services
P.O. Box 88452 - Dept A
Chicago, IL 60680-8452

SEND TAX NOTICES TO:

Steven L. DeGraff
Jami DeGraff
1740 West Barry
Chicago, IL 60657

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

COLE TAYLOR BANK, COLE TAYLOR BANK
COLE TAYLOR BANK
PO BOX 88452 - DEPT A
CHICAGO, IL 60690

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated June 9, 2005, is made and executed between Steven DeGraff and Jami DeGraff A/K/A Jamie DeGraff (referred to below as "Grantor") and COLE TAYLOR BANK, whose address is 111 W. WASHINGTON, CHICAGO, IL 60602 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated December 9, 2002 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded December 23, 2002 in the Cook County Recorder's Office as Document Number 0021430341 and an Assignment of Rents dated December 9, 2002 and recorded December 23, 2002 in the Cook County Recorder's Office as Document Number 0021430343.

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

LOT 101 IN EUGENE PRUSSING'S ADDITION TO LAKE VIEW A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 IN SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE EAST 7 ACRES THEREOF, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 1740 West Barry, Chicago, IL 60657. The Real Property tax identification number is 14-30-207-029

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

The principal balance of the Promissory Note secured by the aforesaid Mortgage has been increased the date of this Modification of Mortgage from \$670,000.00 to \$1,275,000.00. At no time shall the principal amount of Indebtedness secured by the Mortgage, not including sums advanced to protect the security of the Mortgage, exceed \$2,550,000.00.

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

Box 400-CTCC

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Property of Cook County Clerk's Office

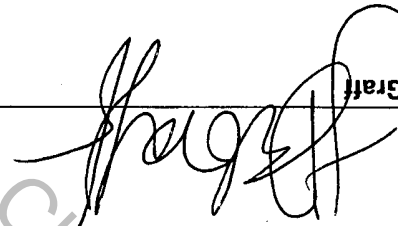
Authorized Signer

X Juan Ramirez, SVT

COLE TAYLOR BANK

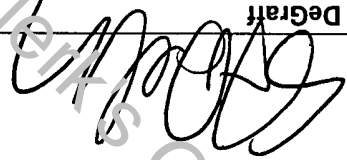
LENDER:

Jami Degraff



X

Steven L. Degraff



X

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 JUNE 9, 2005.

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 endorses 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.

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MODIFICATION OF MORTGAGE

(Continued)

Loan No: 0001

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INDIVIDUAL ACKNOWLEDGMENT

STATE OF Illinois)
) SS
 COUNTY OF Cook)

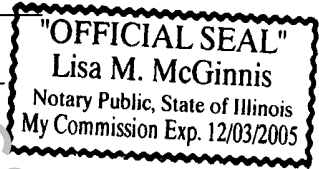
On this day before me, the undersigned Notary Public, personally appeared **Steven L. DeGraff and Jami DeGraff**, to me known to be the individuals described in and who executed the Modification of Mortgage, and acknowledged that they signed the Modification as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 9th day of June, 2005.

By Lisa M. McGinnis Residing at Mokena, Il

Notary Public in and for the State of Illinois

My commission expires _____



LENDER ACKNOWLEDGMENT

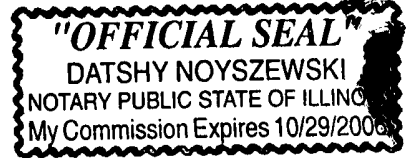
STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

On this 16th day of JUNE, 2005, before me, the undersigned Notary Public, personally appeared _____ and known to me to be the _____, 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 Datshy Noyszewski Residing at _____

Notary Public in and for the State of ILLINOIS

My commission expires 10/29/2006



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