

# UNOFFICIAL COPY

**RECORDATION REQUESTED BY:**

Heritage Community Bank  
18301 South Halsted Street  
Glenwood, IL 60425



Doc#: 0527333043 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/30/2005 08:06 AM Pg: 1 of 4

**WHEN RECORDED MAIL TO:**

Heritage Community Bank  
18301 South Halsted Street  
Glenwood, IL 60425

**SEND TAX NOTICES TO:**

A.D.D. Investment Group,  
L.L.C.  
428 E. 45th Pl., Apt #1  
Chicago, IL 60653

FOR RECORDER'S USE ONLY

**This Modification of Mortgage prepared by:**

Angela Dowell-Lott, Commercial Loan Specialist  
Heritage Community Bank  
18301 South Halsted Street  
Glenwood, IL 60425

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RHSP

## MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated September 13, 2005, is made and executed between A.D.D. Investment Group, L.L.C., an Illinois Limited Liability Company, whose address is 428 E. 45th Pl., Apt #1, Chicago, IL 60653 (referred to below as "Grantor") and Heritage Community Bank, whose address is 18301 South Halsted Street, Glenwood, IL 60425 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated November 18, 2004 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

On November 30, 2004 as Document Number 0433546087.

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

LOTS 12 AND 13 IN BLOCK 2 IN JACKSON PARK HIGHLANDS IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 6759 S. Bennett, Chicago, IL 60649. The Real Property tax identification number is 20-24-306-010

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

**Increase principal loan amount to \$700,000.00.**

**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

lot 1 sup m/c CTI

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BOX 334 CTI

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## MODIFICATION OF MORTGAGE (Continued)

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 SEPTEMBER 13, 2005.**


GRANTOR:

A.D.D. INVESTMENT GROUP, L.L.C.

By:   
Darryl Washington, Member of A.D.D. Investment Group,  
L.L.C.

LENDER:

HERITAGE COMMUNITY BANK

X   
Authorized Signer

Property of Cook County Clerk's Office

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## MODIFICATION OF MORTGAGE (Continued)

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

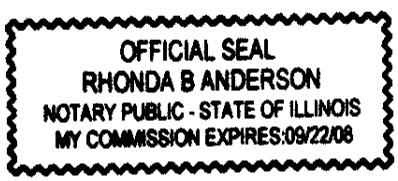
STATE OF Illinois )  
 )  
 COUNTY OF Cook ) SS  
 )

On this 14<sup>th</sup> day of September, 2005 before me, the undersigned Notary Public, personally appeared **Darryl Washington, Member of A.D.D. Investment Group, L.L.C.**, and known to me to be a member or designated agent of the limited liability company that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, 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 limited liability company.

By Rhonda B. Anderson Residing at Illwood, Illinois

Notary Public in and for the State of Illinois

My commission expires 09-22-08



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## MODIFICATION OF MORTGAGE (Continued)

### LENDER ACKNOWLEDGMENT

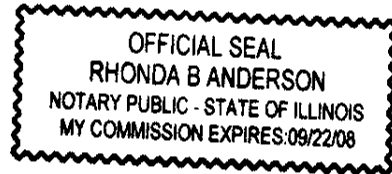
STATE OF Illinois )  
 )  
 ) SS  
 COUNTY OF Cook )

On this 14<sup>th</sup> day of September, 2005 before me, the undersigned Notary Public, personally appeared Robert G. Farmaning and known to me to be the Executive 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 Rhonda B. Anderson Residing at Glenwood Illinois

Notary Public in and for the State of Illinois

My commission expires 09-23-08



Cook County Clerk's Office