

# UNOFFICIAL COPY

**RECORDATION REQUESTED BY:**

Community Bank of Oak Park  
River Forest  
Main Office  
1001 Lake St  
Oak Park, IL 60301



Doc#: 0530616228 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/02/2005 01:32 PM Pg: 1 of 4

**WHEN RECORDED MAIL TO:**

Community Bank of Oak Park  
River Forest  
Main Office  
1001 Lake St  
Oak Park, IL 60301

**SEND TAX NOTICES TO:**

Community Bank of Oak Park  
River Forest  
Main Office  
1001 Lake St  
Oak Park, IL 60301

FOR RECORDER'S USE ONLY

**This Modification of Mortgage prepared by:**

FIRST AMERICAN TITLE  
ORDER # 1254052

Peg Sabatino  
Community Bank of Oak Park River Forest  
1001 Lake St  
Oak Park, IL 60301

## MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated September 29, 2005, is made and executed between Ross Properties & Management, LTD, an Illinois Corporation, whose address is 204 Clinton Ave., Oak Park, IL 60302-3114 (referred to below as "Grantor") and Community Bank of Oak Park River Forest, whose address is 1001 Lake St, Oak Park, IL 60301 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated April 18, 2005 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded in the office of the Cook County Recorder on April 28, 2005 as Document No. 0511805213.

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

Lot 27 (except the North 18 Feet thereof) and Lot 26 in Block 4 in W.F. Kaiser Company's Fairland Subdivision of the East 1/2 of the Northeast 1/4 of the Southwest 1/4 and of the Northwest 1/4 of the Southeast 1/4 of Section 29, Township 37 North, Range 14, East of the Third Principal Meridian, situated in the village of Calumet Park, County of Cook, State of Illinois.

The Real Property or its address is commonly known as 12360 May St., Calumet Park, IL 60827. The Real Property tax identification number is 25-29-400-047-0000

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

Change Interest Rate from Prime plus 1% Variable to 7.375% Fixed; Change from Draw Down Line of Credit to Balloon; Increase Principal Amount from \$90,797.81 to \$104,000.00; Extend Maturity Date from December 1, 2005 to October 1, 2010.

# UNOFFICIAL COPY

## MODIFICATION OF MORTGAGE (Continued)

Loan No: 801442660

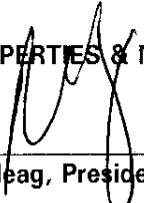
Page 2

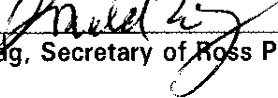
**CONTINUING VALIDITY.** Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by Lender to this Modification does not waive Lender's 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 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 29, 2005.**

GRANTOR:

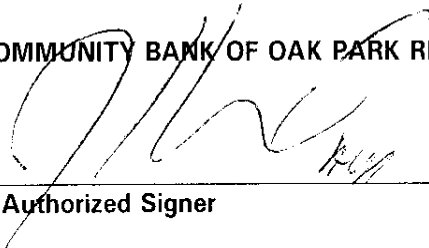
ROSS PROPERTIES & MANAGEMENT, LTD

By:   
Ross Neag, President of Ross Properties & Management, LTD

By:   
Donald M Neag, Secretary of Ross Properties & Management, LTD

LENDER:

COMMUNITY BANK OF OAK PARK RIVER FOREST

X   
Authorized Signer

# UNOFFICIAL COPY

## MODIFICATION OF MORTGAGE (Continued)

Loan No: 801442660

Page 3

### CORPORATE ACKNOWLEDGMENT

STATE OF Illinois )  
 )  
 COUNTY OF Cook ) SS  
 )

On this 27<sup>th</sup> day of September, 2008 before me, the undersigned Notary Public, personally appeared **Ross Neag, President; Donald M Neag, Secretary of Ross Properties & Management, LTD**, and known to me to be authorized agents 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 they are authorized to execute this Modification and in fact executed the Modification on behalf of the corporation.

By Margaret D. Sabatino Residing at Oak Park

Notary Public in and for the State of Illinois

My commission expires 5-1-08



County Clerk's Office

# UNOFFICIAL COPY

## MODIFICATION OF MORTGAGE (Continued)

Loan No: 801442660

Page 4

### LENDER ACKNOWLEDGMENT

STATE OF Illinois )  
 ) SS  
COUNTY OF Cook )

On this 29<sup>th</sup> day of September 2005 before me, the undersigned Notary Public, personally appeared James R. Bogard and known to me to be the AV.P., 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 Margaret D. Sabatino Residing at Oak Park

Notary Public in and for the State of Illinois

My commission expires 5-1-08



County Clerk's Office