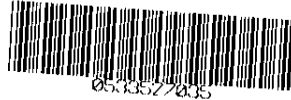


UNOFFICIAL COPY



Doc#: 0533527035 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/01/2005 12:24 PM Pg: 1 of 4

WHEN RECORDED MAIL TO:
INTERSTATE BANK
ATTN: LOAN DEPARTMENT
15533 S. CICERO AVENUE
OAK FOREST, IL 60452

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:
ROBERTA MITCHELL (LOAN #7245625-9002)
Interstate Bank
15533 S. Cicero Avenue
Oak Forest, IL 60453

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated November 18, 2005, is made and executed between 1916 W. Dickens, LLP, an Illinois Limited Liability Partnership, whose address is 2442 Rhodes Avenue, River Grove, IL 60171 (referred to below as "Grantor") and INTERSTATE BANK, whose address is 1854 W. Division Street, Chicago, IL 60622 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated October 25, 2004 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded with the Cook County Recorders Office on December 2, 2004 as Document No. 0433714017.

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

Lot 76 in Block 41 in Sheffield's Addition to Chicago, in the Northeast 1/4 of Section 31, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

The Real Property or its address is commonly known as 1916 W. Dickens Avenue, Chicago, IL 60614. The Real Property tax identification number is 14-31-209-029-0000.

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

This Modification is executed for the purpose of increasing existing Interstate Bank Lien Amount to \$932,000.00 and extend Maturity Date of Loan.

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

BOX 15

393088

TICOR TITLE INSURANCE

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 7245625-9002

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 18, 2005.

GRANTOR:

1916 W. DICKENS, LLP

By:

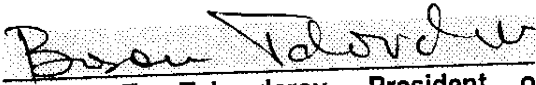

Steven R. Bonomo, Limited Partner of 1916 W. Dickens, LLP

By:


David A. Sullivan, Limited Partner of 1916 W. Dickens, LLP

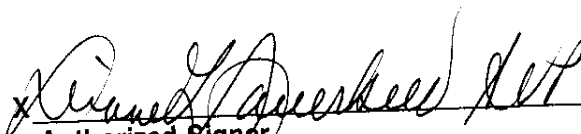
B.S.M. BUILDERS INCORPORATED, General Partner of 1916 W. Dickens, LLP

By:


Boyan T. Tchavdarov, President of B.S.M. Builders Incorporated

LENDER:

INTERSTATE BANK


Authorized Signer

Property of Cook County Clerk's Office

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MODIFICATION OF MORTGAGE

(Continued)

Loan No: 7245625-9002

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PARTNERSHIP ACKNOWLEDGMENT

STATE OF ILL)
) SS
 COUNTY OF Will)

On this 18 day of November, 2005 before me, the undersigned Notary Public, personally appeared **Boyan T. Tchavdarov, President of B.S.M. Builders Incorporated**

Steven R. Bonomo

David A. Sullivan

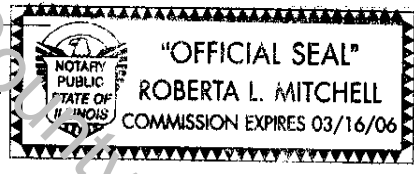
and known to me to be a partner or designated agent of the partnership that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the partnership, by authority of statute or its Partnership Agreement, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the partnership.

By Roberta L Mitchell

Residing at N/A

Notary Public in and for the State of ILL

My commission expires 3-16-06



Cook County Clerk's Office

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MODIFICATION OF MORTGAGE

(Continued)

Loan No: 7245625-9002

Page 4

LENDER ACKNOWLEDGMENT

STATE OF ILL)
) SS
 COUNTY OF Will)

On this 18 day of November, 2005 before me, the undersigned Notary Public, personally appeared Diane Sauerbier and known to me to be the Asst VP, 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 Roberta L Mitchell

Residing at N/A

Notary Public in and for the State of Ill

My commission expires 3-16-06



Cook County Clerk's Office