

# UNOFFICIAL COPY

**RECORDATION REQUESTED BY:**

The PrivateBank and Trust  
Company  
Ten North Dearborn Street,  
Suite 900  
Chicago, IL 60602-4202



Doc#: 0605533196 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 02/24/2006 02:10 PM Pg: 1 of 4

**WHEN RECORDED MAIL TO:**

The PrivateBank and Trust  
Company  
517 Green Bay Road  
Wilmette, IL 60091

**SEND TAX NOTICES TO:**

NBF Properties  
C/O Edward Nash  
604 Judson  
Evanston, IL 60202

**FOR RECORDER'S USE ONLY**

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**This Modification of Mortgage prepared by:**

The PrivateBank and Trust Company  
Ten North Dearborn Street  
Chicago, IL 60602-4202

## MODIFICATION OF MORTGAGE

**THIS MODIFICATION OF MORTGAGE** dated February 3, 2006, is made and executed between NBF Properties, whose address is C/O Edward Nash 604 Judson, Evanston, IL 60202 (referred to below as "Grantor") and The PrivateBank and Trust Company, whose address is Ten North Dearborn Street, Suite 900, Chicago, IL 60602-4202 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated October 3, 2005 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Construction Mortgage dated October 3, 2005, recorded by Cook County Recorder of Deeds on 10/27/2005 as document number 0530048155.

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

LOT 52 IN KING'S ADDITION TO WILMETTE, A SUBDIVISION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 22, 1913 AS DOCUMENT 5230487, IN COOK COUNTY, ILLINOIS

The Real Property or its address is commonly known as 1539 Central Avenue, Wilmette, IL 60091. The Real Property tax identification number is 05-33-217-001-0000.

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

Increase principal loan amount from \$500,000 by \$620,000 to \$1,120,000.

**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

BOX 333-CTI

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## MODIFICATION OF MORTGAGE

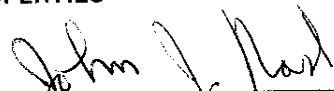
(Continued)


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 endorser 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 FEBRUARY 3, 2006.**

GRANTOR:


NBF PROPERTIES

By: X   
 John J. Nash, Vice President of NBF Properties

By: X   
 Edward X Nash, President of NBF Properties

LENDER:

THE PRIVATEBANK AND TRUST COMPANY

X   
 Authorized Signer

Property of Cook County Clerk's Office

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## MODIFICATION OF MORTGAGE (Continued)

### CORPORATE ACKNOWLEDGMENT

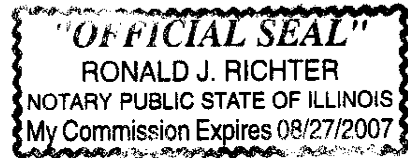
STATE OF Illinois )  
 ) SS  
 COUNTY OF Cook )

On this 8<sup>th</sup> day of February, 2006 before me, the undersigned Notary Public, personally appeared **John J. Nash, Vice President; Edward X Nash, President of NBF Properties**, 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 Ronald J. Richter Residing at 517 Green Bay Rd Wilmette IL

Notary Public in and for the State of Illinois

My commission expires 8-27-2007



Cook County Clerk's Office

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## MODIFICATION OF MORTGAGE

(Continued)

### LENDER ACKNOWLEDGMENT

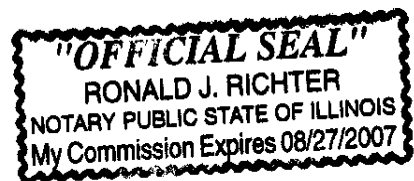
STATE OF Illinois )  
 )  
 ) SS  
 COUNTY OF Cook )

On this 8th day of February, 2006 before me, the undersigned Notary Public, personally appeared BRIAN RUCS and known to me to be the AND 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 Ronald J. Richter Residing at 577 Green Bay Rd. Wilmette

Notary Public in and for the State of Illinois

My commission expires 8-27-2007



County Clerk's Office