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RECORDATION REQUESTED BY:

COLE TAYLOR BANK
COMMERCIAL BANKING
GROUP
111 W. WASHINGTON
CHICAGO, IL 60602



Doc#: 0606645097 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/07/2006 11:30 AM Pg: 1 of 4

WHEN RECORDED MAIL TO:

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

SEND TAX NOTICES TO:

Benjamin Munoz
4514 West Parker
Chicago, IL 60639

FOR RECORDER'S USE ONLY

Accom MM

This Modification of Mortgage prepared by
COLE TAYLOR BANK
COLE TAYLOR BANK
P.O. BOX 88452 - DEPT. A
CHICAGO, IL 60680

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated January 27, 2006 is made and executed between Benjamin Munoz (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 February 18, 2005 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded March 16, 2005 in the Cook County Recorder's Office as Document Number 0507514058 and an Assignment of Rents dated February 18, 2005 and recorded March 16, 2005 in the Cook County Recorder's Office as Document Number 0507514059.

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

LOT 19 IN BLOCK 7 IN VAN H. HIGGINS SUBDIVISION OF 25 ACRES SOUTH OF AND ADJOINING THE NORTH 60 ACRES OF THE SOUTHEAST 1/4 OF SECTION 4, 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 4463 S. Princeton Avenue, Chicago, IL 60609. The Real Property tax identification number is 20-04-416-014-0000.

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 \$860,000.00 to \$1,145,000.00. 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 \$2,290,000.00.

The definition of the Note within the Mortgage is hereby modified to mean the follow:

BOX 441

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Property of Cook County Clerk's Office

Authorized Signer

[Handwritten Signature]

NOTE TAYLOR BANK

LENDER

Benjamin Minoz

[Handwritten Signature]

GRANTOR

2006

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED JANUARY 27, 2006.

Modification of otherwise released by... This waiver applies not only to any initial extension of...
...all persons signing before acknowledge that this Modification is given conditionally based on the...
...of this Modification... Any maker or endorser, including accommodation makers, shall not be released...
...the Mortgage (the "Mortgage")... the Lender... the Lender to retain as liable all parties to the Mortgage and all...
...this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by...
...performance of the Mortgage as changed above not obligate Lender to make any future modification. Nothing...
...respective terms. Consent by Lender to this Modification does not waive Lender's right to require strict...
...and in full force and effect and are legally valid, binding, and enforceable in accordance with their...
...CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain...

and substitutions for the Promissory Note(s) or Agreement(s) not yet paid.
to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of,
principal amount of \$85,000.00 as modified, extended and/or increased from time to time, all from Grantor
extended and/or increased from time to time, and a Promissory Note dated July 20, 2005, in the original
original principal amount of \$250,000.00, increased to \$450,000.00 as of January 27, 2006, as modified,
extended and/or increased from time to time, and a Promissory Note dated January 27, 2005, in the
A Promissory Note dated February 18, 2005, in the original principal amount of \$610,000.00 as modified.

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 0001

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INDIVIDUAL ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

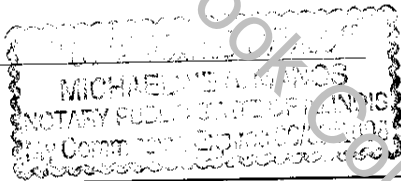
On this day before me, the undersigned Notary Public, personally appeared **Benjamin Munoz**, to me known to be the individual described in and who executed the Modification of Mortgage, and acknowledged that he or she signed the Modification as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 22ND day of FEBRUARY, 2006.

By Michaeline A. Maus Residing at _____

Notary Public in and for the State of ILLINOIS

My commission expires _____



LENDER ACKNOWLEDGMENT

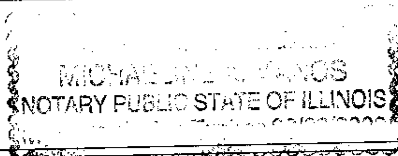
STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

On this 22ND day of FEBRUARY, 2006 before me, the undersigned Notary Public, personally appeared DELOMBA L. BELANGER and known to me to be the V.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 Michaeline A. Maus Residing at _____

Notary Public in and for the State of ILLINOIS

My commission expires _____



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