

UNOFFICIAL COPY



Doc#: 0608115030 Fee: \$30.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/22/2006 09:09 AM Pg: 1 of 4

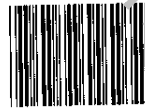
RECORDATION REQUESTED BY:
MB Financial Bank, N.A.
Commercial Banking -
Lincolnwood
6401 North Lincoln Avenue
Lincolnwood, IL 60712

WHEN RECORDED MAIL TO:
MB Financial Bank, N.A.
Loan Documentation
6111 N. River Rd.
Rosemont, IL 60018

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:
Robert J. Ex #19907
MB Financial Bank, N.A.
6111 N. River Road
Rosemont, IL 60018

MODIFICATION OF MORTGAGE



0740

THIS MODIFICATION OF MORTGAGE dated January 31, 2006, is made and executed between Mohammad Dawood Awan and Shamim Akhtar Awan, husband and wife, in joint tenancy, whose address is 8432 Avers Avenue, Skokie, IL 60076 (referred to below as "Grantor") and MB Financial Bank, N.A., whose address is 6401 North Lincoln Avenue, Lincolnwood, IL 60712 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated March 24, 2004 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Mortgage recorded April 7, 2004 as Document No. 0409829079

Modification of Mortgage recorded April 26, 2005 as Document No. 0511613139.

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

PARCEL 1: UNIT NO. 1701-1A, THE 1701-1709 WEST WALLEN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 51, 62, 53 AND 54 IN BLOCK 7 IN W.L. WALLEN'S ADDITION TO ROGERS PARK, BEING A SUBDIVISION OF LOTS 2 AND 3 (EXCEPT THE WEST 17 FEET THEREOF CONVEYED TO CHICAGO AND NORTHWESTERN RAILWAY COMPANY) IN THE SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 27390974, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE

// //

57
P4
5
M7
914

UNOFFICIAL COPY**MODIFICATION OF MORTGAGE**

Loan No: 3000001622

(Continued)

Page 2

COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PAECEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE 1, A LIMITED COMMON ELEMENT AS DELINEATED ON THE AMENDMENT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 27390974 AND AMENDED BY DOCUMENT NO. 08054204, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 1701 W. Wallen Avenue, Chicago, IL 60626. The Real Property tax identification number is 11-31-412-041-1001.

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

Maximum Lien. 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 \$140,000.00.

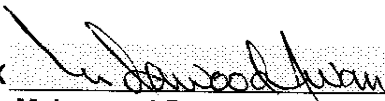
Note. The word "Note" means the promissory note dated January 31, 2006, in the original principal amount of \$70,000.00 from Borrower to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of and substitutions for the promissory note or agreement.

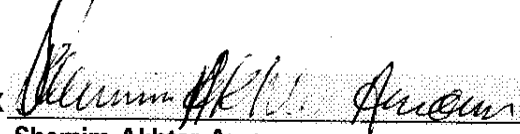
All other terms and provisions of the Loan Documents remain in full force and effect.

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 JANUARY 31, 2006.

GRANTOR:

x 
Mohammad Dawood Awan

x 
Shamim Akhtar Awan

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE

(Continued)

Loan No: 3000001622

LENDER ACKNOWLEDGMENT

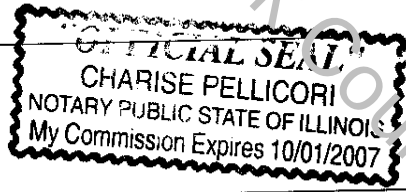
STATE OF Illinois)
)
) SS
 COUNTY OF Cook)

On this 13th day of February, 2006 before me, the undersigned Notary Public, personally appeared Mitchell Mandelstern and known to me to be the Senior 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 Charise Pellicori Residing at Chgo

Notary Public in and for the State of Illinois

My commission expires _____



Clerk's Office

UNOFFICIAL COPY

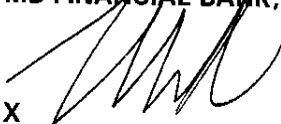
MODIFICATION OF MORTGAGE (Continued)

Loan No: 3000001622

Page 3

LENDER:

MB FINANCIAL BANK, N.A.



X _____
Authorized Signer

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Illinois)

COUNTY OF Cook) SS
)

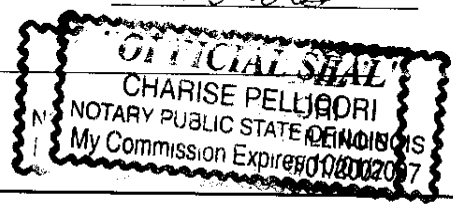
On this day before me, the undersigned Notary Public, personally appeared **Mohammad Dawood Awan and Shamim Akhtar Awan**, to me known to be the individuals described in and who executed the Modification of Mortgage, and acknowledged that they signed the Modification as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 13th day of February, 20 06.

By Charise Pelliodori Residing at Chgo

Notary Public in and for the State of Illinois

My commission expires _____



Property of Cook County Clerk's Office