

UNOFFICIAL COPY

RECORDATION REQUESTED BY:

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

WHEN RECORDED MAIL TO:

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



Doc#: 0608334013 Fee: \$30.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/24/2006 09:34 AM Pg: 1 of 4

SEND TAX NOTICES TO:

1954 West Birchwood, LLC
C/O Mirro Construction, Inc.,
1425 W. Fullerton Ave.
Chicago, IL 60614

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

356308

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated January 15, 2006, is made and executed between 1954 West Birchwood, LLC, whose address is C/O Mirro Construction, Inc., 1425 W. Fullerton Ave., Chicago, IL 60614 (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 January 13, 2004 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded on February 25, 2004 as document number 0405614115 in Cook County Recorder of Deeds, Cook County, Illinois and modified by Modification of Mortgage dated January 15, 2005 recorded by Cook County Recorder of Deeds on February 24, 2005 as document number 0505533031 to extend maturity date to January 15, 2006.

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

THE EAST 30 FEET OF LOT 1, THE EAST 30 FEET OF LOT 2, THE EAST 30 FEET OF SOUTH 1/2 OF LOT 3 IN BLOCK 7 IN MURPHY'S ADDITION TO ROGERS PARK IN THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

The Real Property or its address is commonly known as 1954 West Birchwood Avenue, Chicago, IL 60626. The Real Property tax identification number is 11-30-400-011.

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

Extension of maturity date by one year to January 15, 2007 and increase principal from \$275,000 by \$35,000 to \$310,000.

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MODIFICATION OF MORTGAGE

(Continued)

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 15, 2006.

GRANTOR:

1954 WEST BIRCHWOOD, LLC

By: 

Joseph A. Mirro, Manager of 1954 West Birchwood LLC

LENDER:

THE PRIVATEBANK AND TRUST COMPANY

X 

Authorized Signer

Property of Cook County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

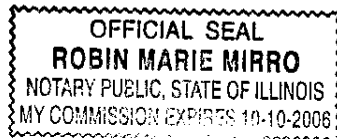
STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

On this 17th day of MARCH, 2006 before me, the undersigned Notary Public, personally appeared **Joseph A. Mirro, Manager of 1954 West Birchwood, LLC**, and known to me to be a member or designated agent of the limited liability company that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating 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 limited liability company.

By Robin Marie Mirro Residing at CHICAGO

Notary Public in and for the State of ILLINOIS

My commission expires 10-10-2006



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MODIFICATION OF MORTGAGE

(Continued)

LENDER ACKNOWLEDGMENT

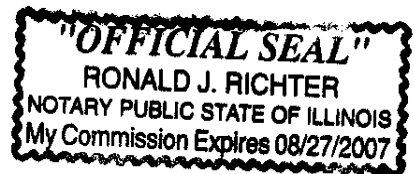
STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 21st day of MARCH, 2006 before me, the undersigned Notary Public, personally appeared ROBERT A. NESBITT and known to me to be the OFFICER, 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 Herndale Wilcox

Notary Public in and for the State of Illinois

My commission expires 8-27-2007



County Clerk's Office