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0610854036

RECORDATION REQUESTED BY:
COMMUNITY BANK OF OAK
PARK RIVER FOREST
1001 LAKE STREET
OAK PARK, IL 60301

Doc#: 0610854036 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/18/2006 01:57 PM Pg: 1 of 3

WHEN RECORDED MAIL TO:
COMMUNITY BANK OF OAK
PARK RIVER FOREST
1001 LAKE STREET
OAK PARK, IL 60301

SEND TAX NOTICES TO:
COMMUNITY BANK OF OAK
PARK RIVER FOREST
1001 LAKE STREET
OAK PARK, IL 60301

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:
Sue Melnyk
COMMUNITY BANK OF OAK PARK RIVER FOREST
1001 LAKE STREET
OAK PARK, IL 60301

PRAIRIE TITLE
6821 W. NORTH AVE.
OAK PARK, IL 60302

0510-18200

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated April 10, 2006, is made and executed between Abraham Aburas, whose address is 1012 S Mason, Chicago, IL 60644 (referred to below as "Grantor") and COMMUNITY BANK OF OAK PARK RIVER FOREST, whose address is 1001 LAKE STREET, OAK PARK, IL 60301 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated November 10, 2005 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Mortgage recorded on November 25, 2005 in the Office of the Cook County Recorder as Document No. 0532954005.

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

The South 45 Feet of Lot 2 in Block 2 in Oak Park Avenue Subdivision, being a Subdivision of Lots 2 and 3 and that part of Lot 1 lying West of Oak Park Avenue in Partition by Circuit Court of Cook County, Illinois, of the East 1/2 of Lot 2 in Subdivision of Section 18, Township 39 North, Range 13 East of the Third Principal Meridian, (Except the West 1/2 of the Southwest 1/4 of said Section), in Cook County, Illinois.

The Real Property or its address is commonly known as 605 S. Oak Park Ave, Oak Park, IL 60304. The Real Property tax identification number is 16-18-117-015-0000.

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

The Principal Balance is being increased from \$422,000.00 to \$490,000.00. All other terms and conditions remain the same.

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

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Property of Cook County Clerks Office

LENDER:

COMMUNITY BANK OF OAK PARK RIVER FOREST
[Signature]
Authorized Signer X

GRANTOR:

Abraham Aburas
[Signature] X

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED APRIL 10, 2006.

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 endorses 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.

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 700100255

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INDIVIDUAL ACKNOWLEDGMENT

STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this day before me, the undersigned Notary Public, personally appeared **Abraham Aburas**, 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 11th day of April, 2006.

By Oksana Melnyk Residing at Elmwood Park, IL

Notary Public in and for the State of Illinois

My commission expires 12/29/09



LENDER ACKNOWLEDGMENT

STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 11th day of April, 2006 before me, the undersigned Notary Public, personally appeared Walter Healy and known to me to be the EVP, 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 Oksana Melnyk Residing at Elmwood Park, IL

Notary Public in and for the State of Illinois

My commission expires 12/29/09

