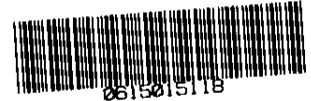


UNOFFICIAL COPY



Doc#: 0615015118 Fee: \$30.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/30/2006 12:43 PM Pg: 1 of 4

RECORDATION REQUESTED BY:

Bridgeview Bank Group
7940 S. Harlem Ave.
Bridgeview, IL 60455

WHEN RECORDED MAIL TO:

Bridgeview Bank Group
ATTN: Loan Operations
4753 N Broadway
Chicago, IL 60640

SEND TAX NOTICES TO:

Bridgeview Bank Group
ATTN: Loan Operations
4753 N Broadway
Chicago, IL 60640

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

Bridgeview Bank Group
4753 N. Broadway
Chicago, IL 60640

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated May 5, 2006, is made and executed between 1957 W. Dickens, Inc., an Illinois Corporation, whose address is c/o Image Investments, 2035 N. Western, Chicago, IL 60647 (referred to below as "Grantor") and Bridgeview Bank Group, whose address is 7940 S. Harlem Ave., Bridgeview, IL 60455 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated June 17, 2005 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Mortgage and Assignment of Rents recorded on June 29, 2005 as Document Number 0518002204 and 0518002205; respectively.

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

LOT 21 IN BLOCK 40 IN SHEFFIELDS ADDITION TO CHICAGO IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 1957 W. Dickens, Chicago, IL 60614. The Real Property tax identification number is 14-31-213-002-0000.

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

Increase the interest rate from 6.50% Fixed to 7.50% Fixed; Amend the monthly payment amount from \$5,808.90 principal including interest to \$1,642.78 principal including interest as evidenced by Promissory Note dated May 5, 2006. All other terms and conditions of the original Mortgage shall 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

SO
BY
[Signature]

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 615245800-11501

Page 2

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 MAY 5, 2006.

GRANTOR:

1957 W. DICKENS, INC.

By: 
Edward H. Gobbo, President of 1957 W. Dickens, Inc.

LENDER:

BRIDGEVIEW BANK GROUP

x 
Authorized Signer

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 615245800-11501

Page 3

CORPORATE ACKNOWLEDGMENT

STATE OF Illinois

COUNTY OF Cook



On this 5th day of May, 2006 before me, the undersigned Notary Public, personally appeared **Edward H. Gobbo, President of 1957 W. Dickens, Inc.**, and known to me to be an authorized agent 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 he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the corporation.

By Brent W. Meder Residing at Bridgeway Bank

Notary Public in and for the State of Illinois

My commission expires 7-19-06

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MODIFICATION OF MORTGAGE (Continued)

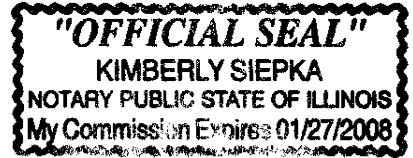
Loan No: 615245800-11501

Page 4

LENDER ACKNOWLEDGMENT

STATE OF Illinois

COUNTY OF Cook



On this 5th day of May, 2006 before me, the undersigned Notary Public, personally appeared AVP Brent W. Meder and known to me to be the AVP, 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 Kim Siepka Residing at Bridgeview Bank

Notary Public in and for the State of Illinois

My commission expires 1-27-08

CLERK'S OFFICE OF COOK COUNTY