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Doc#: 0616605288 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/15/2006 03:44 PM Pg: 1 of 4

WHEN RECORDED MAIL TO:

American Chartered Bank
955 National Parkway
Suite 60
Schaumburg, IL 60173

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

American Chartered Bank
1199 E. Higgins Rd.
Schaumburg, IL 60173

111149

MODIFICATION OF MORTGAGE

Handwritten signature/initials

THIS MODIFICATION OF MORTGAGE dated April 21, 2006, is made and executed between Guy G. Gardner (referred to below as "Grantor") and American Chartered Bank, whose address is 1199 E. Higgins Rd., Schaumburg, IL 60173 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated April 21, 2005 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded on May 11, 2005 as Document #051311071 in the Cook County Recorder's Office.

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

PARCEL 1:

UNIT M2 IN THE RIVER CITY MARINA CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARTS OF BLOCK 85 AND 86, TAKEN AS A TRACT, IN THE SCHOOL ADDITION TO CHICAGO, BEING A SUBDIVISION OF SECTION 16 TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF THE FILLED OLD CHANNEL OF THE SOUTH BRANCH OF THE CHICAGO RIVER WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0020244624 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY ILLINOIS.

PARCEL 2:

EASEMENTS FOR INGRESS, EGRESS, USE, ENJOYMENT, AND SUPPORT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN AND CREATED BY THE AMENDED AND RESTATED GRANT AND RESERVATION OF EASEMENTS PERTAINING TO THE PROJECT COMMONLY KNOWN AS RIVER CITY RECORDED AS DOCUMENT NUMBER 0010245091, AS AMENDED FROM TIME TO TIME.

The Real Property or its address is commonly known as 800 South Wells, River City Marina Slip M2, Chicago, IL 60607. The Real Property tax identification number is 17-16-401-018-1002 & 17-16-401-004-0000 (underlying pin) & 17-16-401-005-0000 (underlying pin).

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MODIFICATION OF MORTGAGE

(Continued)

Loan No: 10398501

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



This Modification of Mortgage reflects the following:

- (1) An increase in the principal amount of Indebtedness secured by the Mortgage to \$300,000.00.
- (2) 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 \$300,000.00.

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 APRIL 21, 2006.


GRANTOR:

X  

 Guy G. Gardner

LENDER:

AMERICAN CHARTERED BANK

X 

 Authorized Signer

Deputy Cook County Clerk's Office

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MODIFICATION OF MORTGAGE

Loan No: 10398501

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INDIVIDUAL ACKNOWLEDGMENT

STATE OF Arizona)
) SS
 COUNTY OF Maricopa)

On this day before me, the undersigned Notary Public, personally appeared **Guy G. Gardner**, 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 24th day of May, 2006.

By [Signature] Residing at 1800 E University

Notary Public in and for the State of Arizona

My commission expires July 1 2008



LENDER ACKNOWLEDGMENT

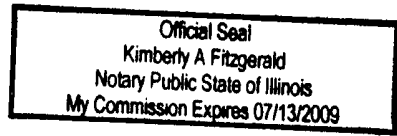
STATE OF Illinois)
) SS
 COUNTY OF DuPage)

On this 25th day of May, 2006 before me, the undersigned Notary Public, personally appeared Garrick Neitsen and known to me to be the Lender, 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 [Signature] Residing at 35.651 Virginia

Notary Public in and for the State of Illinois

My commission expires 7-13-09



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MODIFICATION OF MORTGAGE

(Continued)

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