

UNOFFICIAL COPY

ALBANK MODIFICATION OF MORTGAGE



Doc#: 0622149085 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/09/2006 11:29 AM Pg: 1 of 3

RETURN TO:
Albany Bank & Trust Co
3400 West Lawrence Avenue
Chicago, IL 60625-5188
Attn.: Andrew Rosa
OR BOX 35

FREEDOM TITLE CORP.

1107648
THIS MODIFICATION OF MORTGAGE dated July 31, 2006 is made and executed between JJJ Properties, Inc. (referred to below as "Grantor") and Albany Bank & Trust Company, N.A., whose address is 3400 W Lawrence Ave, Chicago, IL 60625 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated June 27, 2005 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

Recorded as document number 0522204252

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

ADDRESS: 5862 N. Lincoln Avenue, Chicago, Illinois

SEE EXHIBIT "A" ATTACHED AND MADE A PART HEREOF

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

This Modification amends and increases mortgage dated June 27, 2005 in the amount of \$1,568,000.00 recorded on August 10, 2005 as document number 0522204252 to secure an increase in the obligation to \$1,618,000.00 of JJJ Properties, Inc.

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 JULY 31, 2006.

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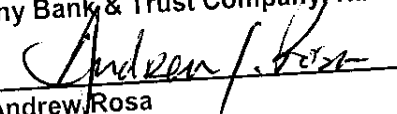
GRANTOR:

JJJ Properties, Inc.

BY: 
Its President

LENDER:

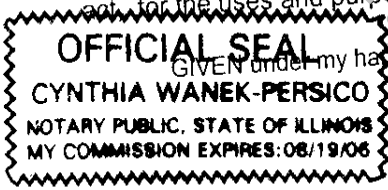
Albany Bank & Trust Company N.A.

BY: 
Andrew Rosa
Vice President

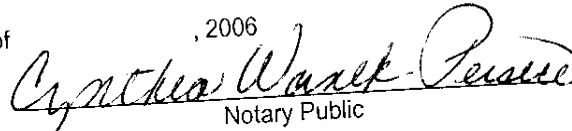
GRANTOR ACKNOWLEDGEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that the President of JJJ Properties, Inc., is personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of right of homestead.



GIVEN under my hand and notarial seal this _____ day of _____, 2006


Notary Public

My commission expires: _____

LENDER ACKNOWLEDGEMENT

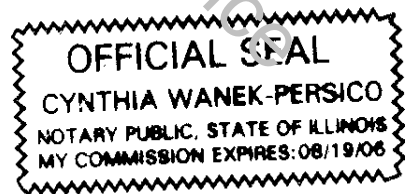
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that on this day personally appeared before me Andrew Rosa, Vice President of Albany Bank & Trust Company, N.A., personally known to me to be the same persons whose names are subscribed to the foregoing instrument, and acknowledged that they signed, sealed, and delivered the said instrument as their free and voluntary act and deed, for the uses and purposes therein set forth, including the waiver of rights of redemption and waiver of all rights and benefits under and by virtue of the homestead exemption laws of this state.

GIVEN under my hand and notarial seal this _____ day of _____, 2006


Notary Public

My commission expires: _____



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EXHIBIT "A"

LOTS 3 AND 4 (EXCEPT THAT PART OF SAID LOTS CONVEYED TO CITY OF CHICAGO) IN BLOCK 35 IN W. F. KAISER AND COMPANY'S PETERSON WOODS ADDITION TO ARCADIA TERRACE IN THE SOUTHWEST $\frac{1}{4}$ OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 5862 N. LINCOLN AVENUE, CHICAGO, ILLINOIS

PERMANENT INDEX NUMBERS: 13-01-312-003-0000 AND 13-01-312-004-0000

Property of Cook County Clerk's Office