

UNOFFICIAL COPY



RECORDATION REQUESTED BY:

COLE TAYLOR BANK
COMMERCIAL BANKING
GROUP
111 W. WASHINGTON
CHICAGO, IL 60602

Doc#: 0622908295 Fee: \$34.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/17/2006 10:31 AM Pg: 1 of 6

WHEN RECORDED MAIL TO:

Cole Taylor Bank
Loan Services
P.O. Box 88452 - Dept A
Chicago, IL 60680-8452

SEND TAX NOTICES TO:

The Michael Piraino Revocable
Trust dated May 12, 2004
3643 N. Oakley Avenue
Chicago, IL 60618

FOR RECORDER'S USE ONLY

H25085671

CTIC-HE

6

This Modification of Mortgage prepared by:

Cole Taylor Bank
Cole Taylor Bank
P.O. Box 88452 - Dept. A
Chicago, IL 60690

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated June 26, 2006, is made and executed between Michael A. Piraino, not personally but as Trustee on behalf of The Michael Piraino Revocable Trust dated May 12, 2004 (referred to below as "Grantor") and COLE TAYLOR BANK, whose address is 111 W. WASHINGTON, CHICAGO, IL 60602 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated June 8, 2005 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded March 7, 2006 in the Cook County Recorder's Office as Document Number 0606610079 and an Assignment of Rents dated June 8, 2005 and recorded March 7, 2006 in the Cook County Recorder's Office as Document Number 0606610080.

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

See Exhibit "A", which is attached to this Modification and made a part of this Modification as if fully set forth herein.

The Real Property or its address is commonly known as 1637-39 W. Belmont Avenue, Chicago, IL 60657. The Real Property tax identification number is 14-30-204-065-0000.

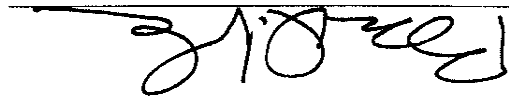
MODIFICATION. Lender and Grantor hereby modify the Mortgage as follows:

The principal balance of the Promissory Note secured by the aforesaid Mortgage has been increased the date of this Modification of Mortgage from \$600,000.00 to \$690,000.00. 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 \$1,380,000.00.

UNOFFICIAL COPY

Property of Cook County Clerk's Office

Authorized Signer

X 

COLE TAYLOR BANK

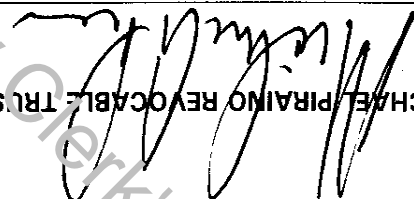
LENDER:

Trust dated May 12, 2004

Michael A. Piraino, Trustee of The Michael Piraino Revocable

By:

THE MICHAEL PIRAINO REVOCABLE TRUST DATED MAY 12, 2004



GRANTOR:

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED JUNE 26, 2006.

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.

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

Loan No: 0004

Page 3

TRUST ACKNOWLEDGMENT

STATE OF ILL)
) SS
 COUNTY OF COOK)

On this 26 day of June, 2006 before me, the undersigned Notary Public, personally appeared **Michael A. Piraino, Trustee of The Michael Piraino Revocable Trust dated May 12, 2004**, and known to me to be an authorized trustee or agent of the trust that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the trust, by authority set forth in the trust documents or, by authority of statute, 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 trust.

By Tara Blake Residing at 1505 N Clybourn

Notary Public in and for the State of ILL

My commission expires 02/26/2010

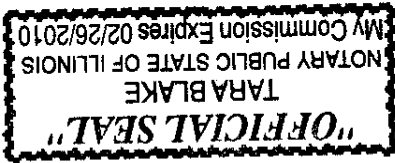


County Clerk's Office

UNOFFICIAL COPY

Property of Cook County

LASER PRO Lending, Ver. 5.31.00.004 Corp. Harland Financial Solutions, Inc. 1997, 2008. All rights reserved. IL DCHFMWICFRPLV1G201.PC TR-18254 PR-23



My commission expires

02/26/2010

Notary Public in and for the State of

Ill

By

Tara Blake

Residing at

1525 N Claybrook

corporate seal of said Lender

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

Public, personally appeared MICHAEL N PRAMMO and known to me to be the authorized agent for the Lender that executed the within and foregoing instrument and

On this 28 day of June, 2004 before me, the undersigned Notary

COUNTY OF

Cook

STATE OF

Ill

LENDER ACKNOWLEDGMENT

UNOFFICIAL COPY**CHICAGO TITLE INSURANCE COMPANY**

ORDER NUMBER: 1408 H25085671 HE
STREET ADDRESS: 1637-1639 W BELMONT
CITY: CHICAGO **COUNTY:** COOK
TAX NUMBER:

LEGAL DESCRIPTION:

PARCEL 1: THAT PART OF LOT 2 WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +26.53 FEET AND BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +26.40 FEET CHICAGO CITY DATUM AND IS BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 00 DEGREES 13 MINUTES 55 SECONDS WEST, 17.91 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 47 SECONDS EAST 1.04 FEET, THENCE SOUTH 00 DEGREES 16 MINUTES 42 SECONDS EAST, 25.00 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 18 SECONDS WEST, 29.56 FEET; THENCE SOUTH 00 DEGREES 30 MINUTES 35 SECONDS EAST, 5.11 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 47 SECONDS WEST, 32.12 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 42 SECONDS WEST, 26.20 FEET; THENCE NORTH 89 DEGREES 25 MINUTES 43 SECONDS WEST, 4.80 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 42 SECONDS WEST, 22.43 FEET TO THE NORTH LINE OF SAID LOT 2, THENCE SOUTH 89 DEGREES 25 MINUTES 43 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 65.68 FEET TO THE PLACE OF BEGINNING TOGETHER WITH THAT PART OF SAID LOT 2 WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +26.40 FEET AND BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +34.39 FEET CHICAGO CITY DATUM AND IS BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 00 DEGREES 13 MINUTES 55 SECONDS WEST, 17.91 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 47 SECONDS EAST, 1.04 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 42 SECONDS EAST, 25.00 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 18 SECONDS WEST, 38.13 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 04 SECONDS WEST, 4.69 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 11 SECONDS WEST, 13.48 FEET, THENCE NORTH 00 DEGREES 17 MINUTES 42 SECONDS WEST, 4.69 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 11 SECONDS WEST, 10.11 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 42 SECONDS WEST, 43.69 FEET, TO THE NORTH LINE OF SAID LOT 2; THENCE SOUTH 89 DEGREES 25 MINUTES 43 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 60.88 FEET TO THE PLACE OF BEGINNING, TOGETHER WITH THE FOLLOWING 2 PARTS OF SAID LOT 2 WHICH LIE ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +26.40 FEET AND BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +31.31 FEET CHICAGO CITY DATUM, SAID PARTS DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE NORTH 89 DEGREES 25 MINUTES 43 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 60.88 FEET TO THE PLACE OF BEGINNING, THENCE SOUTH 00 DEGREES 17 MINUTES 42 SECONDS EAST, 22.43 FEET; THENCE NORTH 89 DEGREES 25 MINUTES 43 SECONDS WEST, 4.80 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 42 SECONDS WEST, 22.43 FEET TO THE NORTH LINE OF SAID LOT 2; THENCE SOUTH 89 DEGREES 25 MINUTES 43 SECONDS EAST ALONG THE NORTH LINE OF LOT 2, A DISTANCE OF 4.80 FEET TO THE PLACE OF BEGINNING, ALSO THAT PART OF SAID LOT 2 BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE NORTH 89 DEGREES 25 MINUTES 43 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 60.88 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 42 SECONDS EAST 43.64 FEET TO THE PLACE OF BEGINNING; THENCE NORTH 89 DEGREES 35

(CONTINUED)

UNOFFICIAL COPY



CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1408 H25085671 HE
STREET ADDRESS: 1637-1639 W BELMONT
CITY: CHICAGO **COUNTY:** COOK
TAX NUMBER:

LEGAL DESCRIPTION:

MINUTES 11 SECONDS EAST, 10.11 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 42 SECONDS EAST, 4.69 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 11 SECONDS WEST, 10.11 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 42 SECONDS WEST, 4.69 FEET TO THE PLACE OF BEGINNING, ALL IN CINEMA LOFTS CONDOMINIUM SUBDIVISION, BEING A RESUB OF LAND PROPERTY & SPACE IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT 97260791 AND FOR INGRESS, EGRESS, USE AND ENJOYMENT OF THE PROPERTY AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS RECORDED AS DOCUMENT NUMBER 97260792.

Property of Cook County Clerk's Office