



Foster Bank
5225 N. Kedzie Ave.
Chicago, IL 60625
(773) 588-3355
Loan# 7021959

Doc#: 0624308096 Fee: \$54.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/31/2006 10:30 AM Pg: 1 of 4

MODIFICATION AND EXTENSION OF MORTGAGE

GRANTOR(S)	BORROWER(S)
VICTOR H RAMIREZ REGINA M RAMIREZ	VICTOR H RAMIREZ REGINA M RAMIREZ
ADDRESS	ADDRESS
1508 W. MELROSE ST CHICAGO , IL 60657	1508 W. MELROSE ST CHICAGO , IL 60657

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THIS MODIFICATION AND EXTENSION OF MORTGAGE, dated the 16th day of August, 2006, is executed by and between the parties indicated below and Lender.

- A. On October 19, 2005, Lender made a loan ("Loan") to Borrower evidenced by Borrower's promissory note ("Note") payable to Lender in the original principal amount of ONE HUNDRED THOUSAND AND NONE Dollars (\$100,000.00), which Note was secured by a Mortgage ("Mortgage") executed by Grantor for the benefit of covering the real property described on Schedule A below ("Property") and recorded in Book at Page Filing date November 23, 2005 as Document No. 532704207 in the records of the Recorder's (Registrar's) Office of COOK County, Illinois. The Note and Mortgage and any other related documents including, but not limited to, a Guaranty dated N/A executed by Guarantor for the benefit of Lender are hereafter cumulatively referred to as the "Loan Documents".
- B. The Parties have agreed to modify and extend the maturity date of the Note, and it is necessary to provide for a similar modification and extension of the mortgage. The parties agree as follows;
- (1) The Maturity date of the Note is extended to October 19, 2010, at which time all outstanding sums due to Lender under the Note shall be paid in full, and the Mortgage is modified accordingly.
 - (2) The parties acknowledge and agree that, as of August 16, 2006, the unpaid principal balance under the Note was \$99,982.02, and the accrued and unpaid interest on that date was \$323.57.
 - (3) Grantor represents and warrants that Grantor owns the property free and clear of any liens or encumbrances other than the liens described in Schedule B below.
 - (4) Except as expressly modified herein, all terms and conditions of the Loan Documents shall remain in full force and effect. The Parties hereby adopt, ratify, and confirm these terms and conditions modified.
 - (5) Borrower, Grantor, and Guarantor agree to execute any additional documents which may be required by Lender to carry out the intention of this agreement. As of the date of this Agreement, there are no claims, defenses, setoffs, or counterclaims of any nature which may be asserted against Lender by any of the undersigned.
 - (6) The Mortgage is further modified as follows;
 - (7)

***HOME EQUITY LINE INCREASED FROM \$100,000.00 TO \$200,000.00

***RATE CHANGING FROM Prime-0.375% WITH FLOOR RATE OF 5.000% AND WITH AUTO DEBIT
TO Prime+0.000% WITH FLOOR RATE OF 5.000% AND WITH AUTO DEBIT

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SCHEDULE A

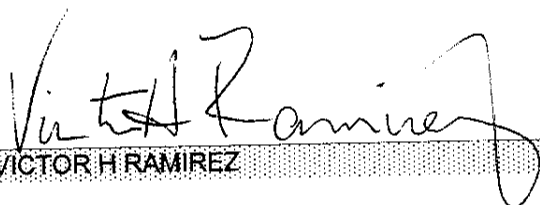
LOT 46 IN KEMNITZ AND WOLFF'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Address of Real Property: 1508 W. MELROSE ST
CHICAGO, IL 60657

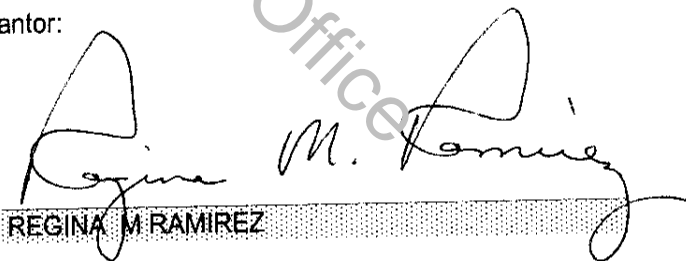
Permanent Index No(s): 14-20-324-040-0000

SCHEDULE B

Grantor:


VICTOR H RAMIREZ

Grantor:


REGINA M RAMIREZ

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Borrower:

Victor H Ramirez
VICTOR H RAMIREZ

Borrower:

Regina M Ramirez
REGINA M RAMIREZ

Guarantor:

Guarantor:

Guarantor:

Guarantor:

Lender: **Foster Bank**

Lisa Kang
LISA KANG / LOAN OFFICER

State of _____)
County of _____)

State of _____)
County of _____)

I, _____, a Notary public in and For said County, in the State aforesaid, DO HEREBY CERTIFY that _____ personally known to me to be the same person _____ whose name _____ subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that _____ he _____ signed, sealed and delivered the said instrument as _____ free and voluntary act, for the uses and purposes herein set forth.

The foregoing instrument was acknowledged before me this _____ by _____ as _____ on behalf of the _____

Given under my hand and official seal, the 16th day of August, 2006

Given under my hand and official seal, this 16th day of August, 2006

Jay Kong
Notary Public
OFFICIAL SEAL
JAY KONG
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 4-13-2008

Jay Kong
Notary Public
OFFICIAL SEAL
JAY KONG
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 4-13-2008

Commission expires:

Commission expires:

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CHICAGO TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE

SCHEDULE A (CONTINUED)

ORDER NO. : 1580 000223483 01580

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

LOT 46 IN KENMITZ AND WOLFF'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office