

# UNOFFICIAL COPY



**RECORDATION REQUESTED BY:**

Allegiance Community Bank  
8001 W. 183rd Street  
Tinley Park, IL 60487

Doc#: 0625447011 Fee: \$30.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/11/2006 07:23 AM Pg: 1 of 4

**WHEN RECORDED MAIL TO:**

Allegiance Community Bank  
8001 W. 183rd Street  
Tinley Park, IL 60487

FOR RECORDER'S USE ONLY

**This Modification of Mortgage prepared by:**

Lus Chavez  
Allegiance Community Bank  
8001 W. 183rd Street  
Tinley Park, IL 60477

## MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated August 9, 2006, is made and executed between VANYA, LLC an Illinois Limited Liability Company (referred to below as "Grantor") and Allegiance Community Bank, whose address is 8001 W. 183rd Street, Tinley Park, IL 60487 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated February 9, 2005 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

Recorded March 1, 2005 as Document No. 0506046163 in the Cook County Recorder of Deeds Office.

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

LOT 34 IN COLBY'S SKOKIE SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE EAST 3/4 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WEST LINE OF THE RIGHT-OF-WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD (EXCEPT THE WEST 33 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 5055 W WRIGHT TERRACE, SKOKIE, IL 60077. The Real Property tax identification number is 10-21-227-002-0000.

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

**AN ORIGINAL PROMISSORY NOTE DATED FEBRUARY 9, 2005, WITH A MATURITY DATE OF FEBRUARY 9, 2006 IN THE ORIGINAL AMOUNT OF \$250,000.00 FROM VANYA, LLC AN ILLINOIS CORPORATION, TO ALLEGIANCE COMMUNITY BANK, WAS PREVIOUSLY MODIFIED WITH EXTENDING THE MATURITY DATE TO AUGUST 9, 2006 AND IS NOW FURTHER MODIFIED EXTENDING THE MATURITY TO DECEMBER 15, 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

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## MODIFICATION OF MORTGAGE

Loan No: 441606051

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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 AUGUST 9, 2006.**

GRANTOR:

VANYA, LLC AN ILLINOIS LIMITED LIABILITY COMPANY

By: *X* Nettie Katzenberg

NETTIE KATZENBERG

LENDER:

ALLEGIANCE COMMUNITY BANK

X *[Signature]*

Authorized Signer

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## MODIFICATION OF MORTGAGE

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### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois )

) SS

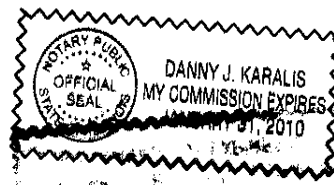
COUNTY OF Cook )

On this 9th day of August, 2006 before me, the undersigned Notary Public, personally appeared **NETTIE KATZENBERG**, of **VANYA, LLC an Illinois Limited Liability Company**, and known to me to be a member or designated agent of the limited liability company that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, 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 limited liability company.

By [Signature] Residing at \_\_\_\_\_

Notary Public in and for the State of \_\_\_\_\_

My commission expires \_\_\_\_\_



Property of Cook County Clerk's Office

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## MODIFICATION OF MORTGAGE

Loan No: 441606051

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### LENDER ACKNOWLEDGMENT

STATE OF Illinois )  
 ) SS  
COUNTY OF Cook )

On this 9<sup>th</sup> day of August, \_\_\_\_\_ before me, the undersigned Notary Public, personally appeared Dan Karalis and known to me to be the \_\_\_\_\_, 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 \_\_\_\_\_

Notary Public in and for the State of Illinois

My commission expires 3/24/10

