

# UNOFFICIAL COPY



Doc#: 0627846017 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/05/2006 09:42 AM Pg: 1 of 4

**WHEN RECORDED MAIL TO:**

BankFinancial, F.S.B.  
15W060 North Frontage Road  
Burr Ridge, IL 60527

**FOR RECORDER'S USE ONLY**

This Modification of Mortgage prepared by:  
Justyna Krynski, A.A. (1902001662/TV)  
BankFinancial, F.S.B.  
15W060 North Frontage Road  
Burr Ridge, IL 60527

## MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated August 17, 2006, is made and executed between JSM Investments, LLC, whose address is 6044 N. Drake, Chicago, IL 60659 (referred to below as "Grantor") and BankFinancial, F.S.B., whose address is 15W060 North Frontage Road, Burr Ridge, IL 60527 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated February 17, 2006 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

**Mortgage and Assignment of Rents dated February 17, 2006 and recorded on April 12, 2006 as # 0610208035 and 0610208036.**

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

LOT 7 IN BLOCK 5 IN MARSTON AND AUGER'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 7016 S. Justine, Chicago, IL 60636. The Real Property tax identification number is 20-20-324-029-0000.

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

**Rate changed from a variable rate to a fixed rate of 8.75% with Principal and Interest payments of \$2,504.54; based on a 10 year amortization with a maturity date of August 17, 2007.**

**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,

*Accompanied by Hand*

*Property of Cook County Clerk's Office*

*4*

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## MODIFICATION OF MORTGAGE

(Continued)

Loan No: 01902001662

Page 2

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.

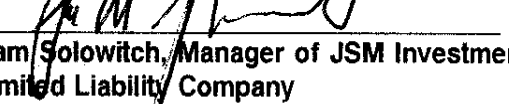
**GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED AUGUST 17, 2006.**

GRANTOR:

JSM INVESTMENTS, LLC AN ILLINOIS LIMITED LIABILITY COMPANY

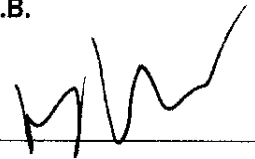
By:   
Mark Hollander, Manager of JSM Investments, LLC, an Illinois Limited Liability Company

By:   
Jeff Levitsky, Manager of JSM Investments, LLC, an Illinois Limited Liability Company

By:   
Sam Solowitch, Manager of JSM Investments, LLC, an Illinois Limited Liability Company

LENDER:

BANKFINANCIAL, F.S.B.

X   
Authorized Signer

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## MODIFICATION OF MORTGAGE

(Continued)

Loan No: 01902001662

Page 3

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois )  
 ) SS  
 COUNTY OF Cook )

On this 15th day of September, 2006 before me, the undersigned Notary Public, personally appeared **Mark Hollander, Manager; Jeff Levitansky, Manager; and Sam Solowitch, Manager of JSM Investments, LLC, an Illinois Limited Liability Company**, and known to me to be members or designated agents 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 they are authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

By Joy Maris Residing at \_\_\_\_\_

Notary Public in and for the State of Illinois

My commission expires 12-11-2008



Cook County Clerk's Office

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## MODIFICATION OF MORTGAGE

(Continued)

Loan No: 01902001662

Page 4

### LENDER ACKNOWLEDGMENT

STATE OF Illinois )  
 ) SS  
 COUNTY OF Cook )

On this 15th day of September, 2006 before me, the undersigned Notary Public, personally appeared Ferdinand and known to me to be the Regional VP, 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 Joy Maris Residing at \_\_\_\_\_

Notary Public in and for the State of Illinois

My commission expires 12-11-2008



Notary of Cook County Clerk's Office