

# UNOFFICIAL COPY



Doc#: 0631046174 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/06/2006 03:47 PM Pg: 1 of 5

RECORDATION REQUESTED BY:  
PRAIRIE BANK AND TRUST  
COMPANY  
BRIDGEVIEW LOCATION  
7661 S. HARLEM AVE  
BRIDGEVIEW, IL 60455

WHEN RECORDED MAIL TO:  
PRAIRIE BANK AND TRUST  
COMPANY  
BRIDGEVIEW LOCATION  
7661 S. HARLEM AVE  
BRIDGEVIEW, IL 60455

SEND TAX NOTICES TO:  
PRAIRIE BANK AND TRUST  
COMPANY  
BRIDGEVIEW LOCATION  
7661 S. HARLEM AVE  
BRIDGEVIEW, IL 60455

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:  
Jamie Gilbert#707241001  
PRAIRIE BANK AND TRUST COMPANY  
7661 S. HARLEM AVE  
BRIDGEVIEW, IL 60455

## MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated September 27, 2006, is made and executed between Gem Partners, LLC, an Illinois Limited Liability Company (referred to below as "Grantor") and PRAIRIE BANK AND TRUST COMPANY, whose address is 7661 S. HARLEM AVE, BRIDGEVIEW, IL 60455 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated March 27, 2002 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded 04/16/2002 as Document No. 0020433084

Modification of mortgage dated September 27, 2003

**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 21724 Carol Avenue (Unit 2 & 3), Sauk Village, IL 60411. The Real Property tax identification number is 32-25-116-045-1001.

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

Rate increase from a fixed rate of 6.00% to a fixed 7.49%  
Extended Maturity Date to 09/27/2009

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(Continued)**

Loan No: 707241001

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**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 SEPTEMBER 27, 2006.**

GRANTOR:

GEM PARTNERS/LLC

By: 

WILLIAM KANATAS, Member of Gem Partners, LLC

By: 

JOHN T. MATTHEWS, Member of Gem Partners, LLC

LENDER:

PRAIRIE BANK AND TRUST COMPANY

X 

Michael Bradshaw, Vice President

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## MODIFICATION OF MORTGAGE (Continued)

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### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF IL )  
 )  
 COUNTY OF COOK ) SS  
 )

On this 25<sup>th</sup> day of October, 2006 before me, the undersigned Notary Public, personally appeared **WILLIAM KANATAS, Member; JOHN T. MATTHEWS, Member of Gem Partners, LLC**, 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 Stacia M. Thielmann Residing at \_\_\_\_\_

Notary Public in and for the State of IL

My commission expires 7-10-07



COOK County Clerk's Office

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## MODIFICATION OF MORTGAGE (Continued)

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### LENDER ACKNOWLEDGMENT

STATE OF IL )  
 ) SS  
 COUNTY OF COOK )

On this 27th day of October 2006 before me, the undersigned Notary Public, personally appeared Michael R. Bradshaw and known to me to be the 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 Jamie L. Gilbert Residing at \_\_\_\_\_  
 Notary Public in and for the State of COOK  
 My commission expires 11-16-09



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## Exhibit "A"

THAT PART OF LOT 1 IN BLOCK 10 IN SURREYBROOK SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1 IN BLOCK 10 IN SURREYBROOK SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTHWEST ALONG THE EASTERLY LINE OF SAID LOT 1, 50.87 FEET; THENCE NORTH 71 DEGREES 13 MINUTES 56 SECONDS WEST THROUGH THE CENTER OF A PARTY WALL, 123.34 FEET TO THE WESTERLY LINE OF SAID LOT 1; THENCE NORTHEAST ALONG THE WESTER LINE OF SAID LOT 1, 43.61 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 1 WHICH IS A CURVE WITH A RADIUS OF 461.17 FEET AND AN ARC LENGTH OF 84.95 FEET TO A POINT; THENCE CONTINUING ALONG SAID NORTH LINE 45.87 FEET TO THE POINT OF COMMENCEMENT, ALL IN COOK COUNTY, ILLINOIS

Approved by Cook County Clerk's Office