



Doc#: 0632935267 Fee: \$32.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/27/2006 12:00 PM Pg: 1 of 5

## MODIFICATION & EXTENSION OF PROMISSORY NOTE & MORTGAGE

WHEREAS, PARK RIDGE COMMUNITY BANK ("Lender"), has loaned to 5054 Altgeld, Inc., Eugene Fliman, Roman Lerman, and Sofya Fliman (individually and collectively, the "Borrower") the sum of no more than One Million One Hundred eighty Seven Thousand Seven Hundred and 00/100ths (\$1,187,700.00) at any time, (the "Loan") as evidenced by a Promissory Note dated September 29, 2005 (the "Note"), and secured in part by a Construction Mortgage and an Assignment of Rents both dated September 29, 2005 and recorded in the office of the Cook County Recorder, Illinois, as Document Numbers: 0530620106 and 0530620107 respectively (the "Collateral Documents"). The Collateral Documents cover the following described premises.

LOT 19 AND 20 IN THE HULBERT FULLERTON AVENUE HIGHLANDS SUBDIVISION NO. 3, BEING A SUBDIVISION OF THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 5054-58 ALTGELD, CHICAGO, IL 60639  
PERMANENT TAX NUMBER: 13-28-421-021-0000

WHEREAS, the Borrower has requested, and Lender has agreed to an extension of the maturity and a modification of the terms and conditions of the aforesaid Loan,

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree to modify the Note and Collateral Document as follows:

1. The unpaid principal balance of the Note is currently Eight Hundred Forty Five Thousand Eight Forty Eight and 66/100ths Dollars (\$845,848.66).
2. The maturity of the Note is hereby extended from September 29, 2006 to March 29, 2007, all documents executed pursuant to the Loan are amended accordingly.

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3. The following additional collateral is being taken: Assignment of Park Ridge Community Bank savings account number 408536910.
4. The savings account number 408536910 in the amount of \$28,000.00 will be used to pay interest on the Loan.
5. Borrower also grants Lender a security interest in any deposit accounts that Borrower (or any of them) have now or in the future with Lender. If a Regular Payment on the Note is not received within 10 days after the "Payment Due Date" shown on your periodic statement, Borrower acknowledges that Lender may withdraw funds from any of Borrower's deposit accounts to pay a delinquent Regular Payment. However, Lender has no obligation to use funds in Borrower's deposit accounts to pay a delinquent Regular Payment, and if Lender does not use funds in Borrower's deposit accounts to pay a delinquent Regular Payment, Lender can enforce any of the "Lender's Rights" set forth in the Note.
6. Borrower further agrees to pay any and all costs which have been paid or incurred to date or may in the future be paid or incurred, by or on behalf of the Lender, including attorney's fees, in connection with any lawsuit, arbitration or matter of any kind, to which borrower is a party, all of which costs shall be secured by any and all property that secures repayment of the Loan.

All other terms and conditions of the Note, the aforesaid Collateral Document(s), and other documents executed pursuant to the Loan, are hereby incorporated by reference and in all respects, except as hereby modified, shall remain unchanged and continue in full force and effect.

Borrower represents and warrants that (a) there has been no default under the Note, Collateral Document(s) or any other Loan document, nor has there been an event, which is continuing, which might mature into a default; (b) there has been no adverse change in the financial condition of the Borrower, or any of them, or any other person(s) or entity(s) that are obligated on the Loan, whether directly or indirectly, absolutely or contingently, jointly or severally, or jointly and severally; and (c) there has been no diminution in the value of the mortgaged property or any other property securing the Loan.

Borrower, by execution of this Agreement, hereby reaffirms, assumes and agrees to be bound by all of the obligations, duties, rights, representations, warranties, covenants, terms and conditions that are contained in the Note, the Collateral Document(s), or any other Loan documents.

IN WITNESS WHEREOF, the parties hereto have signed, sealed and delivered this Agreement as of the 29th day of September, 2006.

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**BORROWER:**

5054 Altgeld, Inc.

X Eugene Fliman  
Eugene Fliman, President of 5054 Altgeld, Inc.

X Roman Lerman  
Roman Lerman, Secretary of 5054 Altgeld, Inc.

X Eugene Fliman  
Eugene Fliman, Individually

X Roman Lerman  
Roman Lerman, Individually

X Sofya Fliman  
Sofya Fliman, Individually

**GRANTOR:**

5054 Altgeld, Inc.

X Eugene Fliman  
Eugene Fliman, President of 5054 Altgeld, Inc.

X Roman Lerman  
Roman Lerman, Secretary of 5054 Altgeld, Inc.

X Eugene Fliman  
Eugene Fliman, Individually

X Roman Lerman  
Roman Lerman, Individually

X Sofya Fliman  
Sofya Fliman, Individually

**PARK RIDGE COMMUNITY BANK**

By: Geraldine Cooper  
Geraldine Cooper, Vice President

Attest: Mark A. Cisek  
Mark A. Cisek, Assistant Vice President

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## INDIVIDUAL ACKNOWLEDGMENT

(STATE OF ILLINOIS)

) SS.

COUNTY OF COOK )

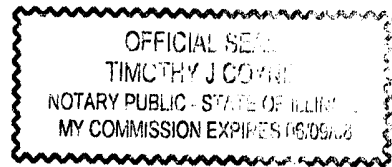
I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Eugene Fliman, Roman Lerman, and Sofya Fliman, are personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/hers/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notary Seal this 29th day of September, 2006.

By: Timothy J. Coyne Residing at Pauls Ridge

Notary Public in and for the State of IL

My commission expires 6-9-2008



## CORPORATE ACKNOWLEDGMENT

(STATE OF ILLINOIS)

) SS.

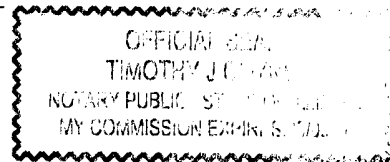
COUNTY OF COOK

On this 29th day of September, 2006, before me, the undersigned Notary Public, personally appeared Eugene Fliman, President of 5054 Altgeld, Inc., and Roman Lerman, Secretary of 5054 Altgeld, Inc. and known to me to be authorized agents of the corporation that executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute said instrument and in fact executed it on behalf of the corporation.

By: Timothy J. Coyne Residing at Pauls Ridge

Notary Public in and for the State of IL

My commission expires 6-9-2008



# UNOFFICIAL COPY

## BANKING CORPORATION ACKNOWLEDGMENT

STATE OF ILLINOIS)

) SS.

COUNTY OF COOK )

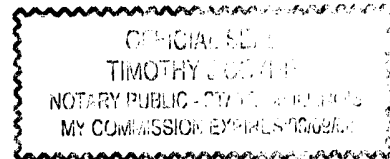
I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Geraldine Cooper, personally known to me to be the Vice President of PARK RIDGE COMMUNITY BANK, an Illinois banking corporation, and Mark A. Cisek, personally known to me to be the Assistant Vice President of said banking corporation, and personally known to me to be the same persons whose names are subscribed to foregoing instrument, appeared before me this day in person and severally acknowledged that as such officers, they signed and delivered that said instrument of said banking corporation and caused the corporate seal of said banking corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said banking corporation, as their free and voluntary act, and as the free and voluntary act and deed of said banking corporation, for the uses and purposes therein set forth.

Given under my hand and Notary Seal this 29th day of September, 2006.

By: Timothy J. Carter Residing at Park Ridge

Notary Public in and for the State of IL

My commission expires 6-9-2008



This document prepared by Thomas E. Carter, President of Park Ridge Community Bank, 626 Talcott Road, P.O. Box 829, Park Ridge, IL. 60068

MAIL TO: PARK RIDGE COMMUNITY BANK, 626 TALCOTT ROAD, P.O. BOX 829, PARK RIDGE, ILLINOIS 60068