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RECORDATION REQUESTED BY:

Broadway Bank
5960 N Broadway
Chicago, IL 60660

Doc#: 0636050118 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/28/2006 01:33 PM Pg: 1 of 4

WHEN RECORDED MAIL TO:

Broadway Bank
5960 N Broadway
Chicago, IL 60660

SEND TAX NOTICES TO:

Broadway Bank
5960 N Broadway
Chicago, IL 60660

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

**BROADWAY BANK
5960 N. BROADWAY
CHICAGO, IL 60660**

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated December 22, 2006, is made and executed between VLASSIOS BONATSOS (SSN:339-34-2577), whose address is 5540 N. KIMBALL, CHICAGO, IL 60625 and ANASTASIOS KOLINIATIS (SSN:324-50-6080), whose address is 5419 N. KIMBALL, CHICAGO, IL 60625 (referred to below as "Grantor") and Broadway Bank, whose address is 5960 N Broadway, Chicago, IL 60660 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated November 15, 2001 (the "Mortgage") which has been recorded in COOK COUNTY County, State of Illinois, as follows:

RECORDING ON NOVEMBER 27, 2001 AS DOCUMENT NUMBER 051109170 IN THE OFFICE OF COOK COUNTY RECORDERS.

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

THE WEST 27.21 FEET OF LOT 65 IN THE SUBDIVISION OF LOTS 15 AND 16 IN KING AND PATTERSON'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 5724 W. DIVERSEY, CHICAGO, IL 60639. The Real Property tax identification number is 13-29-229-037-0000.

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

INDEBTEDNESS (MAXIMUM LIEN AMOUNT:) AT NO TIME SHALL THE PRINCIPAL AMOUNT OF INDEBTEDNESS SECURED BY THIS MORTGAGE, NOT INCLUDING SUMS ADVANCED TO PROTECT THE SECURITY OF THE MORTGAGE, EXCEED THE NOTE AMOUNT OF \$1,364,182.56.

THE FOLLOWING MORTGAGE HAS BEEN MODIFIED AS FOLLOWS:

- 1.) THE MATURITY DATE HAS BEEN EXTENDED TO DECEMBER 22, 2007.
- 2.) THE PRINCIPAL BALANCE OF THE LOAN HAS BEEN INCREASED TO \$732,091.28 (ADDITIONAL CASH OUT OF \$100,000.00, EXISTING PRINCIPAL BALANCE OF \$632,091.28).

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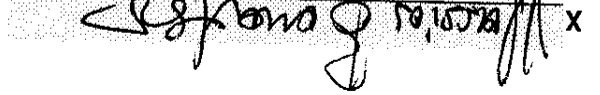
BROADWAY BANK

LENDER:

ANASTASIOS KOLINIATIS (SSN:324-50-6080)

X 

VLASSIOS BONATIS (SSN:339-34-2577)

X 

GRANTOR:

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED DECEMBER 22, 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 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.

- 7.) ALL OTHER TERMS AND CONDITIONS REMAIN THE SAME. ...
- 3.) THE TERM OF THE LOAN HAS BEEN CHANGED FROM A FIVE BALLOON LOAN WITH A THIRTY YEAR AMORTIZATION TO A ONE YEAR INTEREST ONLY LOAN.
- 4.) THE MONTHLY PAYMENT DATE HAS BEEN CHANGED FROM THE 15TH OF EVERY MONTH TO THE 22ND OF EVERY MONTH.
- 5.) THE PREPAYMENT PENALTY HAS BEEN REMOVED.
- 6.) THE MONTHLY PAYMENT HAS BEEN CHANGED FROM \$5,651.40 PRINCIPAL AND INTEREST TO INTEREST ONLY PAYMENTS.
- 7.) ALL OTHER TERMS AND CONDITIONS REMAIN THE SAME. ...

Property of Cook County

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 309015

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this day before me, the undersigned Notary Public, personally appeared **VLASSIOS BONATSOS (SSN:339-34-2577)** and **ANASTASIOS KOLINIATIS (SSN:324-50-6080)**, to me known to be the individuals described in and who executed the Modification of Mortgage, and acknowledged that they signed the Modification as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 22 day of December, 2006

By Helen Alexopoulos Residing at _____

Notary Public in and for the State of ILLINOIS

My commission expires 10/19/10



LENDER ACKNOWLEDGMENT

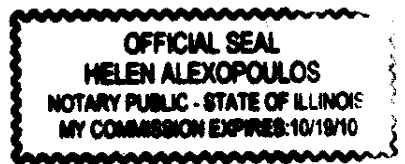
STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 22nd day of December, 2006 before me, the undersigned Notary Public, personally appeared GLORIA SGUBOS and known to me to be the Vice-President / Sr Loan Officer, 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 Helen Alexopoulos Residing at _____

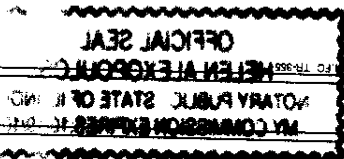
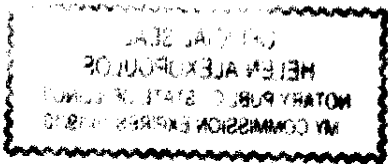
Notary Public in and for the State of ILLINOIS

My commission expires 10/19/10



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MODIFICATION OF MORTGAGE (Continued)

Loan No: 309015