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RECORDATION REQUESTED BY:

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

Doc#: 0701657125 Fee: \$30.50
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 01/16/2007 03:17 PM 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 18, 2006, is made and executed between Z & B PROERTIES, L.L.C., 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 August 18, 2004 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

RECORDED OCTOBER 20, 2004 AS DOCUMENT NUMBER 0429404031 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:

THE WEST 12 OF LOT 8 IN BLOCK 4 IN SHIPMAN, BILL AND MERRILL'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAT 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THRID PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 2243 N. KIMBALL, CHICAGO, IL 60647. The Real Property tax identification number is 13-35-215-001-0000.

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

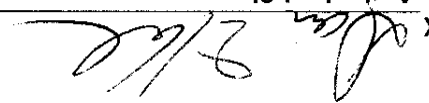
THE ORIGINAL PROMISSORY NOTE DATED AUGUST 18, 2004 WITH A MATURITY DATE OF AUGUST 18, 2005 IN THE ORIGINAL AMOUNT OF \$156,000.00 FROM Z & B PROPERTIES, L.L.C., an Illinois Limited Liability Company TO ALLEGIANCE COMMUNITY BANK WAS PREVIOUSLY MODIFIED TO INCREASE THE PRINCIPAL BALANCE FROM \$156,000.00 TO \$211,000.00 IT WAS THEN MODIFIED TO EXTEND THE MATURITY DATE TO AUGUST 18, 2006. IT HAS NOW BEEN FURTHER MODIFIED WITH AN EXTENDED MATURITY DATE TO FEBRUARY 18, 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

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Property of Cook County Clerk's Office

Authorized Signer

X 

ALLEGIANCE COMMUNITY BANK

LENDER:

By: BARRY P. BRANDWEIN, Member of Z & B PROPERTIES,
L.L.C., an Illinois Limited Liability Company

By: ZACHARY D. WAGMAN, Member of Z & B PROPERTIES,
L.L.C., an Illinois Limited Liability Company

Z & B PROPERTIES, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY

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 AUGUST 18, 2006.

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.

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MODIFICATION OF MORTGAGE

(Continued)

Loan No: 41807245

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LENDER ACKNOWLEDGMENT

STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 18th day of August, 2006 before me, the undersigned Notary Public, personally appeared Don Jherakis 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

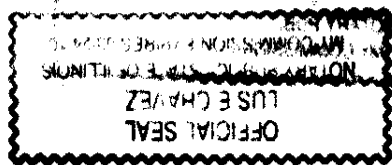
My commission expires 3/24/10



PROPERTY OF COOK COUNTY CLERK'S OFFICE

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Property of Cook County Clerk's Office



My commission expires 3/2010

Notary Public in and for the State of Illinois

By [Signature] Residing at _____

On this 18th day of August, 2008, before me, the undersigned Notary Public, personally appeared **ZACKARY D. WAGMAN, Member; BARRY P. BRANDWEIN, Member of Z & B PROPERTIES, L.L.C.**, 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.

COUNTY OF Cook

)
) SS

STATE OF Illinois

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT