

# UNOFFICIAL COPY

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



Doc#: 0702233154 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/22/2007 10:48 AM Pg: 1 of 4

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

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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:  
LORI JEDREJCAK - cla #103408004  
PRAIRIE BANK AND TRUST COMPANY  
7661 S. HARLEM AVE  
BRIDGEVIEW, IL 60455

## MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated October 12, 2006, is made and executed between Zlatko Pehar, married to Mary Pehar (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 November 10, 2000 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded November 10, 2000 as Document No. 00899898

Modification of Mortgage recorded December 18, 2001 as Document No. 0011197925

Modification of Mortgage recorded January 2, 2003 as Document No. 0030000166

Modification of Mortgage recorded December 30, 2003 as Document No. 0336446048

Modification of Mortgage recorded November 10, 2004 as Document No. 0431546196

Modification of Mortgage recorded December 15, 2005 as Document No. 0534946010.

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

LOT 40 IN BLOCK 2 IN THE SUBDIVISION OF BLOCKS 1 TO 4 INCLUSIVE, IN JOHNSTON AND COX'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, 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 1743 N. Albany, Chicago, IL 60647. The Real

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Property tax identification number is 13-36-318-007-0000.

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

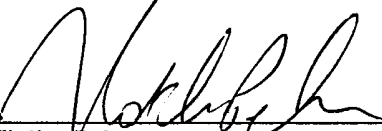
The loan amount is hereby increased from \$132,000.00 to \$172,000.00 as evidenced by the Promissory Note of Borrower dated October 12, 2006 payable to the order of Lender (the "Replacement Note"), which is a restatement of the indebtedness evidenced by, and is a replacement and consolidation of the Promissory Note of Borrower dated November 10, 2000 payable to the order of Lender in the amount of \$50,000.00 (the "Original Note"). The Maturity Date on the Loan will be Extended to April 12, 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, makers and endorser 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.

**TITLE POLICY.** Simultaneously with the execution of this Agreement, Lender shall obtain, at Borrower's sole cost and expense, a Date Down Endorsement to Loan Policy No. 1410 008234695 issued by Chicago Title Insurance Company (the "Loan Policy"), increasing the aggregate coverage of the Loan Policy to \$172,000.00, extending the coverage of the Loan Policy through and including the recording of this Agreement, and showing no new exceptions on Schedule B of said Loan Policy.

**GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED OCTOBER 12, 2006.**

**GRANTOR:**

X   
 \_\_\_\_\_  
 Zlatko Pehar

**LENDER:**

**PRAIRIE BANK AND TRUST COMPANY**

X   
 \_\_\_\_\_  
 Carl Pedersen, Vice President

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## MODIFICATION OF MORTGAGE

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### INDIVIDUAL ACKNOWLEDGMENT

STATE OF Illinois )  
 ) SS  
 COUNTY OF Cook )

On this day before me, the undersigned Notary Public, personally appeared **Zlatko Pehar**, to me known to be the individual described in and who executed the Modification of Mortgage, and acknowledged that he or she signed the Modification as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 30<sup>th</sup> day of November, 2006.

By Lori J. Jedrejca Residing at Bridgman

Notary Public in and for the State of Illinois

My commission expires 6/10/10



### LENDER ACKNOWLEDGMENT

STATE OF Illinois )  
 ) SS  
 COUNTY OF Cook )

On this 30<sup>th</sup> day of November, 2006 before me, the undersigned Notary Public, personally appeared Carl Pedersen and known to me to be the V.P., 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 Lori J. Jedrejca Residing at Bridgman

Notary Public in and for the State of Illinois

My commission expires 6/10/10



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## MODIFICATION OF MORTGAGE

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