

# UNOFFICIAL COPY

**RECORDATION REQUESTED BY:**

Broadway Bank  
5960 N Broadway  
Chicago, IL 60660



Doc#: 0706556076 Fee: \$30.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/06/2007 12:02 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 March 2, 2007, is made and executed between JOHN MANTAS A/K/A JOHNNY MANTAS (SSN:310-62-3629), whose address is 9730 CIRCLE PARKWAY, PALOS PARK, IL 60464 (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 January 16, 2004 (the "Mortgage") which has been recorded in COOK COUNTY County, State of Illinois, as follows:

**RECORDING ON MARCH 18, 2004 AS DOCUMENT NUMBER 0407805177 IN THE COOK COUNTY RECORDERS OFFICE.**

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

**PARCEL 1A:**

THAT PART OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF 183RD STREET AS NOW LAID OUT, 100 FEET WEST OF THE INTERSECTION OF SAID NORTH LINE OF 183RD STREET WITH THE WEST LINE OF CICERO AVENUE AS NOW LAID OUT: THENCE WEST ALONG THE SAID NORTH LINE OF 183RD STREET 370 FEET; THENCE NORTH PARALLEL WITH THE SAID WEST LINE OF CICERO AVENUE 200 FEET; THENCE EAST PARALLEL WITH THE SAID NORTH LINE OF 183RD STREET 370 FEET; THENCE SOUTH PARALLEL WITH THE SAID WEST LINE OF CICERO AVENUE 200 FEET TO THE POINT OF BEGINNING, (EXCEPT THAT PART TAKEN FOR THE WIDENING OF 183RD STREET) ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 1B:**

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1A DESCRIBED IN DOCUMENT 23376287 AS CORRECTED BY DOCUMENT 24115924. THE SOUTH 20 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THAT PART OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

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MARCH 2, 2007.

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

actions.

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 endorses to the Note, 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

6.) ALL OTHER TERMS AND CONDITIONS REMAIN THE SAME ...

EVERY MONTH.

5.) THE MONTHLY PAYMENT DATE HAS CHANGED FROM THE 16TH OF EVERY MONTH TO THE 2ND OF

4.) THE MONTHLY PAYMENT AMOUNT HAS BEEN CHANGED FROM \$5,713.12 MONTHLY PRINCIPAL AND INTEREST TO \$11,006.52 MONTHLY PRINCIPAL AND INTEREST.

3.) THE INTEREST RATE HAS BEEN CHANGED FROM A VARIABLE RATE OF PRIME + 1.00% WITH A MINIMUM OF 7.00% AND A MAXIMUM OF 8.00% TO A FIXED RATE OF 8.25%.

2.) THE PRINCIPAL AMOUNT HAS BEEN INCREASED FROM \$850,000 TO \$1,280,000.00 (EXISTING PRINCIPAL BALANCE IN THE AMOUNT OF \$ 846,337.33, ADDITIONAL CASH OUT OF \$433,662.67)

1.) THE MATURITY DATE HAS BEEN EXTENDED TO MARCH 2, 2012.

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 \$2,560,000.00.

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

The Real Property or its address is commonly known as 4838-4874 W. 183RD ST., COUNTRY CLUB HILLS, IL 60477. The Real Property tax identification number is 28-33-403-020-0000.

BEGINNING AT A POINT IN THE WEST LINE OF CICERO AVENUE, AS WIDENED, (WHICH IS 70 FEET WEST OF THE EAST LINE OF SOUTH EAST 1/4 OF SECTION 33 AFORESAID) AND WHICH IS 200 FEET NORTH OF THE NORTH LINE OF 183RD STREET, (THE NORTH LINE OF 183RD STREET BEING THE NORTH LINE OF THE SOUTH 50 FEET OF THE SOUTHWEST QUARTER OF SECTION 33 AFORESAID) RUNNING THENCE IN A WESTERLY DIRECTION PARALLEL TO SAID NORTHERLY LINE OF 183RD STREET, 450 FEET; THENCE NORTHERLY PARALLEL TO SAID WEST LINE OF CICERO AVENUE, 170.00 FEET THENCE EASTERLY, PARALLEL TO SAID NORTH LINE OF 183RD STREET, 450 FEET TO THE WEST LINE OF CICERO AVENUE, THENCE SOUTHERLY ALONG SAID WEST LINE OF CICERO AVENUE 170.00 FEET TO THE POINT OF BEGINNING; (EXCEPT THAT PART FALLING EAST OF THE EAST LINE OF PARCEL 1A, EXTENDED NORTH), IN COOK COUNTY, ILLINOIS.

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## MODIFICATION OF MORTGAGE

(Continued)

GRANTOR:

X *John Mantas*  
JOHN MANTAS A/K/A JOHNNY MANTAS (SSN:310-62-3629)

LENDER:

BROADWAY BANK

X *Sain Aguiar*  
Authorized Signer

### INDIVIDUAL ACKNOWLEDGMENT

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

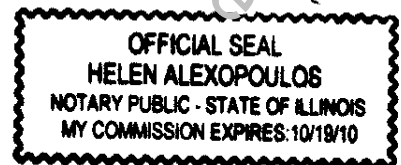
On this day before me, the undersigned Notary Public, personally appeared **JOHN MANTAS A/K/A JOHNNY MANTAS (SSN:310-62-3629)**, to me known to be the individual described in and who executed the Modification of Mortgage, and acknowledged that he or she signed the Modification as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 2<sup>nd</sup> day of March, 20 07

By *Helen Alexopoulos*  
Notary Public in and for the State of ILLINOIS

Residing at 5960 N Broadway

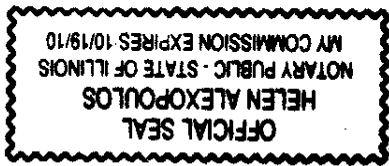
My commission expires 10/19/10



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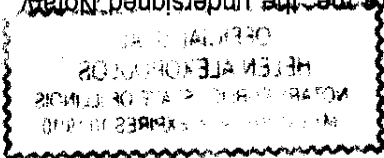
My commission expires \_\_\_\_\_

Notary Public in and for the State of \_\_\_\_\_

By Helen Alexopoulos  
Residing at 5960 N Broadway

Lender.  
that he or she is authorized to execute this said instrument and that the seal affixed is the corporate seal of said Lender through its board of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated acknowledged said instrument to be the free and voluntary act and deed of the said Lender, duly authorized by the authorized agent for the Lender that executed the within and foregoing instrument and

On this 10th day of March 2007, before me, the undersigned Notary Public, personally appeared Gloria Samaras and known to me to be the VP President of WCC



STATE OF ILLINOIS  
COUNTY OF COOK  
)  
) SS  
)

## LENDER ACKNOWLEDGMENT