



Doc#: 0706718069 Fee: \$30.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/08/2007 03:49 PM Pg: 1 of 4

Record and Return to:
Nationwide Southpointe Plaza II
380 Southpointe Blvd Suite 300
Canonsburg, Pa 15317
(800)920-0050

Prepared by:
Citibank / Umesha Sharma
11800 Spectrum Center Dr.
Reston, Va 22090

20258675

NOTE AND MORTGAGE MODIFICATION AGREEMENT

Citibank Loan #106111304690000

[PROPERTY DESCRIPTION - SEE ATTACHED RIDER A]

THIS AGREEMENT is made and entered into this 11/28/2006, by and between Citibank, N.A., whose place of business is 3900 Paradise Road, Suite 127, Las Vegas, NV 89169 (the "Lender"), and **CHAD J ASHCRAFT and RACHEL A FANCHER, UNMARRIED**, (collectively referred to herein as "Borrower"). The "Property" means the real estate located at **1751 N WESTERN AVE, 102, CHICAGO, IL 60647-0000**.

WHEREAS, Borrower obtained a home equity line of credit from Lender, on 06/20/05, which line of credit is evidenced by a Home Equity Line of Credit Agreement and Disclosure (referred to herein as the "Note") and secured by a Security Instrument ("Security Instrument") in the form of a mortgage or deed of trust recorded as 0517102003 of the Official Records of **COOK** county (or if secured by a co-op, a security interest in the stock ownership of the co-op). The original Security Instrument was in the principal amount of \$49,500.00; and the new secured loan amount of \$22,800.00.

WHEREAS, all terms used herein and not otherwise defined shall have the meaning set forth in the Note; and

WHEREAS, Borrower has requested that the Credit Limit set forth in the Note be increased, and Lender is willing to allow the Credit Limit to be so increased.

NOW, THEREFORE, in consideration of the mutual promises contained herein, Lender and Borrower agree as follows:

- CREDIT LIMIT INCREASE** Borrower and Lender hereby agree to increase the Credit Limit set forth in the Note to \$72,300.00 and to modify the Security Instrument so that the principal amount secured by the Security Instrument is \$72,300.00.
- NO OTHER MODIFICATION**. Except as otherwise set forth herein, all other terms and conditions of the Note and Security Instrument shall remain unchanged and in full force and effect.
- SECURITY INSTRUMENT**. Lender and Borrower agree that the Security Instrument described above will continue to secure all obligations to Lender under the Note as modified by this Agreement. Nothing in this Agreement will affect or impair Lender's security interest in, or lien priority on, the property described in the Security Instrument, and/or be construed to be a novation, satisfaction or a partial or total release of the Note or Security Instrument.

By FH ✓

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- 4. **COMPLETE TRANSACTION.** Except as expressly modified by this Agreement all terms of the Note and Security Instrument remain in full force and effect. By signing below, Lender and Borrower acknowledge there are no additional terms or agreements between them, oral or written.
- 5. **NON-WAIVER.** This Agreement does not constitute a limitation or waiver of Lender's rights to prohibit, or restrict, any future modifications requested by Borrower or to enforce any rights or remedies contained in the Note or Security Instrument.
- 6. **OTHER TERMS.** If any terms of this Agreement are deemed invalid or unenforceable, or otherwise affect a lien priority of the Security Instrument, this Agreement shall immediately terminate and the original terms of the Note and Security Instrument shall apply.

LENDER AND BORROWER AGREE AND ACCEPT THE TERMS OF THIS AGREEMENT AS OF THE DATE FIRST ABOVE WRITTEN.

Borrower: Chad J Ashcraft 11/28/2006

Borrower: Rachel A Fancher 11/28/2006

Borrower: _____

Borrower: _____

Property Owner Who Is Not a Borrower:

By signing below, you agree to the terms of this Agreement as it modifies the terms of any mortgage liens held by Citibank against the Property. You are not a "Borrower" and are not personally liable for the indebtedness owed under the Agreement. You agree, however, that Citibank has a claim against the Property for the amounts owed under the terms of this Agreement.

STATE OF ILLINOIS
County of COOK)SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that CHAD J ASHCRAFT and RACHEL A FANCHER, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that (s)he(hey) signed sealed and delivered the said instrument as his(her)(their) free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28 day of NOV 2006

My Commission Expires: 8-2-2010



Donna L Stefl
Notary Public

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Citibank

By: Jennifer L Curtis

Name: Jennifer L Curtis

Title: Unit Manager

STATE OF MISSOURI

COUNTY OF ST. LOUIS

} SS:

On this 8th day of December, in the year 2006, before me personally came Jennifer L Curtis to me known, who, being by me duly sworn, did depose and say that he/she they is/are Officer(s) of Citibank herein described and which executed the foregoing instrument and that he/she/they signed his/her/their name(s) there to by authority of the board of directors of said corporation.

Christa Francis

Notary Public

My Commission Expires: 9/26/09



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NOTE AND MORTGAGE MODIFICATION AGREEMENT RIDER A - PROPERTY DESCRIPTION

The real property in the County of Cook, City of Chicago, State of Illinois is described as follows:

Units 102 and B-15 in the Electric Company Lofts Condominium as delineated on a survey of the following described Real Estate: Lots 1, 2, 3, and 4, the South 93 feet of Lots 5 and 6 and the West 1/2 of the Vacated Alley East and adjoining Lots 1 to 4, Both inclusive, and the East 1/2 of the Vacated Alley West and adjoining the South 93 feet of Lots 5 and 6 (Excepting thereof that Part of Lots 1 to 4, both inclusive, which lies West of a line 50 feet East of the West line of Section 31 as per Document 10/14010) in Block 2 of Isham's Subdivision of the North 1/2 of the South 1/2 of the Southwest 1/4 of Section 31, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, Which Survey is attached to the declaration of Condominium Recorded as Document 97286061, together with its undivided percentage interest in the Common Elements.

Tax ID: 14313180131002

Property of Cook County Clerk's Office