



Doc#: 0710355033 Fee: \$30.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/13/2007 08:03 AM Pg: 1 of 4

MODIFICATION OF CREDIT AGREEMENT & MORTGAGE

WHEREAS, PARK RIDGE COMMUNITY BANK ("Lender"), has loaned to Michael Fang and Erin Joy Fang (individually and collectively, the "Borrower") the sum of no more than Fifteen Thousand Dollars (\$15,000.00) at any time, (the "Loan") as evidenced by a Credit Agreement dated June 30, 2006 (the "Note"), and secured in part by a Mortgage dated June 30, 2006 and recorded in the office of the Cook County Recorder, Illinois, as Document Number: 0620846206 (the "Collateral Document"). The Collateral Document covers the following described premises.

PARCEL 1: THE NORTH 22.00 FEET OF THE SOUTH 100.25 FEET, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE THEREOF, OF LOT 1 IN EVERGREEN WOOD PLAT OF PLANNED UNIT DEVELOPMENT IN THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JULY 14, 1987 AS DOCUMENT 87388770, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER OUTLOT A IN AFORESAID EVERGREEN WOOD PLANNED UNIT DEVELOPMENT AS SET FORTH BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED DECEMBER 29, 1987 AS DOCUMENT 8769217, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 1004 Arbor Court, Mount Prospect, Illinois 60056

PERMANENT TAX NUMBER: 08-15-202-028-0000

WHEREAS, the Borrower has requested, and Lender has agreed to a modification of the terms and conditions of the aforesaid Loan,

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree to modify the Note and Collateral Document as follows:

47

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1. The unpaid principal balance of the Note is currently Fourteen thousand Six Hundred Forty Six and 41/100ths Dollars (\$14,646.41).
2. The credit limit on the subject line of credit is hereby increased from Fifteen Thousand Dollars (\$15,000.00) to Twenty Five Thousand Dollars (\$25,000.00).
3. The definition of the "Credit Agreement" in the Collateral Document is amended by deleting "Fifteen Thousand Dollars (\$15,000.00)" and substituting "Twenty Five Thousand Dollars (\$25,000.00)".
4. The interest rate shall remain at the index rate (as defined in the Note). The index rate is currently 8.25% per annum, and therefore the Periodic Rate and the corresponding ANNUAL PERCENTAGE RATE on your Credit Line will be as stated below:

<u>ANNUAL RANGE OF BALANCE OR CONDITIONS</u>	<u>MARGIN ADDED TO INDEX</u>	<u>PERCENTAGE RATE</u>	<u>DAILY RATE</u>
All Balances	0.00%	8.25%	0.02260%

5. Borrower also grants Lender a security interest in any deposit accounts that Borrower (or any of them) have now or in the future with Lender. If a Regular Payment on the Note is not received within 10 days after the "Payment Due Date" shown on your periodic statement, Borrower acknowledges that Lender may withdraw funds from any of Borrower's deposit accounts to pay a delinquent Regular Payment. However, Lender has no obligation to use funds in Borrower's deposit accounts to pay a delinquent Regular Payment, and if Lender does not use funds in Borrower's deposit accounts to pay a delinquent Regular Payment, Lender can enforce any of the "Lender's Rights" set forth in the Note.
6. Borrower further agrees to pay any and all costs which have been paid or incurred to date or may in the future be paid or incurred, by or on behalf of the Lender, including attorney's fees, in connection with any lawsuit, arbitration or matter of any kind, to which borrower is a party, all of which costs shall be secured by any and all property that secures repayment of the Loan.

All other terms and conditions of the Note, the aforesaid Collateral Document(s), and other documents executed pursuant to the Loan, are hereby incorporated by reference and in all respects, except as hereby modified, shall remain unchanged and continue in full force and effect.

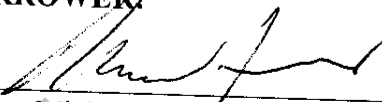
Borrower represents and warrants that (a) there has been no default under the Note, Collateral Document(s) or any other Loan document, nor has there been an event, which is continuing, which might mature into a default; (b) there has been no adverse change in the financial condition of the Borrower, or any of them, or any other person(s) or entity(s) that are obligated on the Loan, whether directly or indirectly, absolutely or contingently, jointly or severally, or jointly and severally; and (c) there has been no diminution in the value of the mortgaged property or any other property securing the Loan.

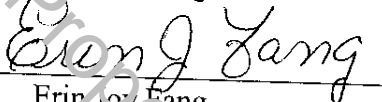
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Borrower, by execution of this Agreement, hereby reaffirms, assumes and agrees to be bound by all of the obligations, duties, rights, representations, warranties, covenants, terms and conditions that are contained in the Note, the Collateral Document(s), or any other Loan documents.

IN WITNESS WHEREOF, the parties hereto have signed, sealed and delivered this Agreement as of the 1st day of March, 2007.

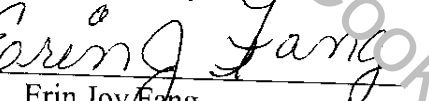
BORROWER

X 
Michael Fang

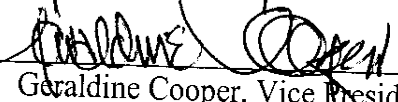
X 
Erin Joy Fang


GRANTOR:

X 
Michael Fang

X 
Erin Joy Fang

PARK RIDGE COMMUNITY BANK

By: 
Geraldine Cooper, Vice President

Attest: 
Mark A. Cisek, Assistant Vice President

INDIVIDUAL ACKNOWLEDGMENT

(STATE OF ILLINOIS)

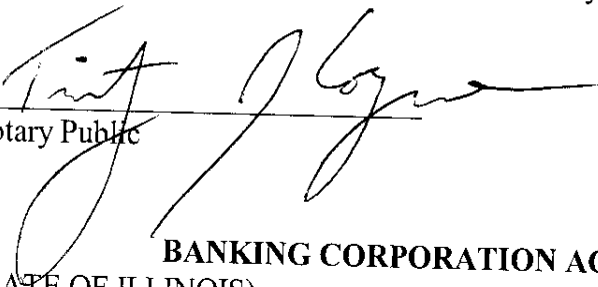
) SS.

COUNTY OF COOK)

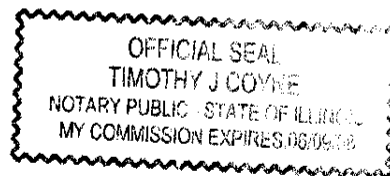
I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Michael Fang and Erin Joy Fang are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

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Given under my hand and Notary Seal this 1st day of March, 2007.



Notary Public



BANKING CORPORATION ACKNOWLEDGMENT

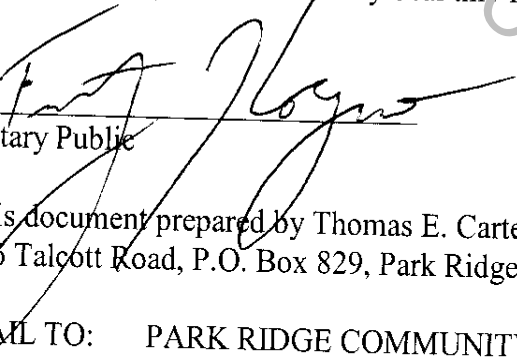
STATE OF ILLINOIS)

) SS.

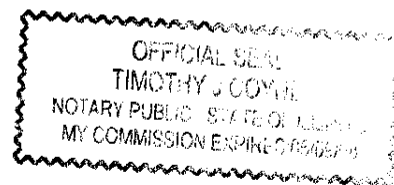
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Geraldine Cooper, personally known to me to be the Vice President of PARK RIDGE COMMUNITY BANK, an Illinois banking corporation, and Mark A. Cisek, personally known to me to be the Assistant Vice President of said banking corporation, and personally known to me to be the same persons whose names are subscribed to foregoing instrument, appeared before me this day in person and severally acknowledged that as such officers, they signed and delivered that said instrument of said banking corporation and caused the corporate seal of said banking corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said banking corporation, as their free and voluntary act, and as the free and voluntary act and deed of said banking corporation, for the uses and purposes therein set forth.

Given under my hand and Notary Seal this 1st day of March, 2007.



Notary Public



This document prepared by Thomas E. Carter, President of Park Ridge Community Bank, 626 Talcott Road, P.O. Box 829, Park Ridge, IL. 60068

MAIL TO: PARK RIDGE COMMUNITY BANK
626 TALCOTT ROAD, P.O. BOX 829
PARK RIDGE, ILLINOIS 60068
LOAN NUMBER: 51493688