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Doc#: 0722715069 Fee: \$38.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/15/2007 09:48 AM Pg: 1 of 8

WHEN RECORDED MAIL TO:

JPMorgan Chase Bank, N.A.
Retail Loan Servicing
KY2-1606
P.O. Box 11606
Lexington, KY 40576-1606



3460666+4 00414511458349
GARTZMAN, MARTIN
MODIFICATION AGREEMENT

FOR RECORDER'S USE ONLY

This Modification Agreement prepared by:

BEATRICE SELLA, PROCESSOR
171 E WISCONSIN AVENUE
MILWAUKEE, WI 53202

00414511458349

MODIFICATION AGREEMENT

THIS MODIFICATION AGREEMENT dated July 10, 2007, is made and executed between MARTIN D GARTZMAN and JOYCE A BARTZ, whose addresses are 1225 LEONARD PL, EVANSTON, IL 60201 and 1225 LEONARD PL, EVANSTON, IL 60201 (referred to below as "Borrower"), MARTIN D GARTZMAN, whose address is 1225 LEONARD PL, EVANSTON, IL 60201 and JOYCE A BARTZ, whose address is 1225 LEONARD PL, EVANSTON, IL 60201; HUSBAND AND WIFE, TENANTS BY THE ENTIRETY (referred to below as "Grantor"), and JPMORGAN CHASE BANK, N.A. (referred to below as "Lender"), whose address is 1111 Polaris Parkway, Columbus, OH 43240.

RECITALS

Lender has extended credit to Borrower pursuant to a Home Equity Line of Credit Agreement and Disclosure Statement dated **October 21, 2003**, (the "Equity Line Agreement"). The debt evidenced by the Equity Line Agreement is secured by a Mortgage/Deed of Trust/Security Deed dated **October 21, 2003** and recorded on **December 8, 2003** in Recording/Instrument Number **0334222137**, in the office of the County Clerk of **COOK, Illinois** (the "Mortgage").

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

TAX ID 11-07-117-018-0000

LOT 2 IN OWNERS SUBDIVISION OF LOTS 14 TO 18 BOTH INCLUSIVE IN THE SUBDIVISION OF THE NORTH 2.53-1/3 CHAINS OF THE SOUTH 11.77-1/3 CHAINS OF THAT PART LYING WEST OF RIDGE ROAD, OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY**MODIFICATION AGREEMENT**

Loan No: 00414511458349

(Continued)

11-07-117-018-0000.

The Real Property or its address is commonly known as 1225 LEONARD PL, EVANSTON, IL 60201. The Real Property tax identification number is 11-07-117-018-0000.

NOW, THEREFORE, for valuable consideration, receipt of which is hereby acknowledged, Borrower, Grantor/Trustor and Lender hereby agree as follows:

The Equity Line Agreement is hereby amended to change the amount of credit available to Borrower ("Credit Limit") to **\$250,000.00**. The Mortgage is hereby amended to state that the total amount secured by the Mortgage shall not exceed **\$250,000.00** at any one time.

As of **July 10, 2007** the margin used to determine the interest rate on the outstanding unpaid principal amount due under the Equity Line Agreement shall be **-0.76%**.

Your Credit Line Account may be charged the lesser of 1% of your original Credit Line or \$400 if you close your Credit Line Account within the earlier of: a) three (3) years from the date of this Modification Agreement shown above; or b) five (5) years from the date your Equity Line Agreement was signed.

CONTINUING VALIDITY. Except as expressly modified above and by previous modification(s), if any, specified above, the terms of the original Agreement and 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 Agreement and Mortgage as amended above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction, novation or partial release of the Equity Line Agreement secured by the Mortgage. It is the intention of Lender to retain as liable all parties to the Mortgage and all parties, makers and endorser to the Credit Line Agreement, 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 or any prior modification thereto 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.

IDENTITY OF ORIGINAL LENDER. Unless Lender or a predecessor in interest purchased the Borrower's Equity Line Agreement from an unaffiliated third party, the original Equity Line Agreement was entered into by and between Borrower and one of the following named lenders: JPMorgan Chase Bank, N.A.; JPMorgan Chase Bank; Chase Manhattan Bank USA, N.A. (now known as Chase Bank USA, N.A.); The Chase Manhattan Bank; The Chase Manhattan Bank, N.A., Chemical Bank; Chemical Bank, N.A.; Bank One, N.A.; Bank One, Arizona, N.A.; Bank One, Colorado, N.A.; Bank One, Illinois, N.A.; Bank One, Indiana, N.A.; Bank One, Kentucky, N.A.; Bank One, Louisiana, N.A.; Bank One, Oklahoma, N.A.; Bank One, Utah, N.A.; Bank One, West Virginia, N.A.; Bank One, Wisconsin, N.A.; or Bank One, Wheeling-Steubenville, N.A. JPMorgan Chase Bank, N.A. was formerly known as JPMorgan Chase Bank, The Chase Manhattan Bank and Chemical Bank. JPMorgan Chase Bank, N.A. is successor by merger to all the "Bank One" entities as well as The Chase Manhattan Bank, N.A. Chase Bank USA, N.A. is successor by merger to Chemical Bank, N.A. JPMorgan Chase Bank, N.A. also acquired certain Equity Line assets from Chase Bank USA, N.A. In any event, JPMorgan Chase Bank, N.A. is the owner of the Borrower's Equity Line Agreement and is authorized to enter into this Modification Agreement.

APPLICABLE LAW. Except to the extent that federal law shall be controlling, Borrower's rights, Lender's rights, and the terms of Borrower's Credit Line Agreement, as changed by this Modification Agreement, shall be governed by Ohio law. For purposes of allowable interest charges, 12 U.S.C. Section 85 incorporates Ohio law.

BORROWER AND GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS

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MODIFICATION AGREEMENT


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(Continued)

MODIFICATION AGREEMENT AND BORROWER AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION AGREEMENT IS DATED JULY 10, 2007.


BORROWER:

X 
MARTIN D GARTZMAN, Individually

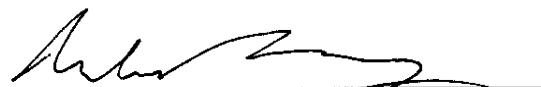
X 
JOYCE A BARTZ, Individually

GRANTOR:

X 
MARTIN D GARTZMAN, Individually

X 
JOYCE A BARTZ, Individually

LENDER:

X 
Authorized Signer

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MODIFICATION AGREEMENT

Loan No: 00414511458349

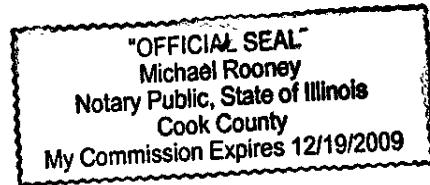
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INDIVIDUAL ACKNOWLEDGMENT

STATE OF IL

COUNTY OF Cook

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On this day before me, the undersigned Notary Public, personally appeared **MARTIN D GARTZMAN**, to me known to be the individual described in and who executed the Modification Agreement, 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 10 day of July, 2007.

By [Signature]

Residing at Evaston IL

Notary Public in and for the State of IL

My commission expires 12/19/07

Property of Cook County Clerk's Office

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MODIFICATION AGREEMENT (Continued)

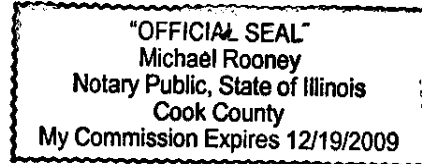
Loan No: 00414511458349

INDIVIDUAL ACKNOWLEDGMENT

STATE OF IL

COUNTY OF Cook

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On this day before me, the undersigned Notary Public, personally appeared **JOYCE A BARTZ**, to me known to be the individual described in and who executed the Modification Agreement, 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 10 day of July, 2009.

By [Signature] Residing at Evaston IL

Notary Public in and for the State of IL

My commission expires 12/19/09

Property of Cook County Clerk's Office

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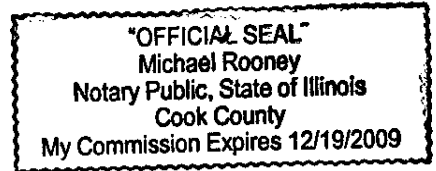
MODIFICATION AGREEMENT

Loan No: 00414511458349

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INDIVIDUAL ACKNOWLEDGMENT

STATE OF IL)
)
) SS
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 COUNTY OF Cook)



On this day before me, the undersigned Notary Public, personally appeared **MARTIN D GARTZMAN**, to me known to be the individual described in and who executed the Modification Agreement, 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 10 day of July, 2007.

By [Signature] Residing at Evansston IL

Notary Public in and for the State of IL

My commission expires 12/19/09

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MODIFICATION AGREEMENT

Loan No: 00414511458349

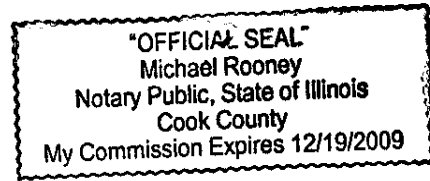
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INDIVIDUAL ACKNOWLEDGMENT

STATE OF IL)

COUNTY OF Cook)

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On this day before me, the undersigned Notary Public, personally appeared **JOYCE A BARTZ**, to me known to be the individual described in and who executed the Modification Agreement, 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 10 day of July, 2007.

By [Signature] Residing at Evanston IL

Notary Public in and for the State of IL

My commission expires 12/19/09

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MODIFICATION AGREEMENT

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(Continued)

LENDER ACKNOWLEDGMENT

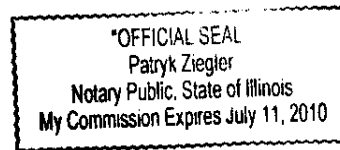
STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

On this 10 day of July, 2007 before me, the undersigned Notary Public, personally appeared _____ and known to me to be the MICHAEL ROONEY, 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.

By PATRYK ZIEGLER Residing at PALATINE

Notary Public in and for the State of ILLINOIS

My commission expires July 11, 2010



Property of Cook County Clerk's Office