

UNOFFICIAL COPY



RECORDATION REQUESTED BY:
Mount Prospect National Bank
50 North Main Street
Mount Prospect, IL 60056

Doc#: 0726855029 Fee: \$30.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/25/2007 10:25 AM Pg: 1 of 4

WHEN RECORDED MAIL TO:
Mount Prospect National Bank
50 North Main Street
Mount Prospect, IL 60056

SEND TAX NOTICES TO:

FOR RECORDER'S USE ONLY

FREEDOM TITLE CORP.

This Modification of Mortgage prepared by:
Ella Siptrott, Loan Operations
Mount Prospect National Bank
50 North Main Street
Mount Prospect, IL 60056

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated August 12, 2007, is made and executed between POB Builders LLC, and Illinois Limited Liability Company (referred to below as "Grantor") and Mount Prospect National Bank, whose address is 50 North Main Street, Mount Prospect, IL 60056 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated June 12, 2006 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded June 19, 2006 in the Office of The Cook County Recorder as document #0617049021.

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

LOT 161 AND THE EAST 12 OF THE VACATED ALLEY LYING WEST OF AND ADJOINING LOT 161 IN H. ROY BERRY CO.'S PARK RIDGE TERRACE NO. 1, BEING A SUBDIVISION OF PARTS OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

The Real Property or its address is commonly known as 1236 S. Fairview Avenue, Park Ridge, IL 60068. The Real Property tax identification number is 12-02-201-029.

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

Principal increase from \$550,000.00 to \$610,000.00. All other terms and conditions remain the same.

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

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE

Loan No: 544100509001

(Continued)

Page 2

parties, makers and endorsers 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.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED AUGUST 12, 2007.

GRANTOR:


POB BUILDERS LLC

By: 
John Kutasi, Manager of POB Builders LLC

By: 
Joseph J. Denk, Manager of POB Builders LLC

LENDER:

MOUNT PROSPECT NATIONAL BANK

X  ^{SUP}
Authorized Signer

Property of Cook County Clerk's Office

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE

Loan No: 544100509001

(Continued)

Page 3

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois _____)

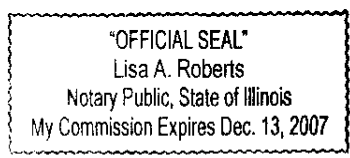
COUNTY OF Cook _____) SS
_____)

On this 12th day of September, 2007 before me, the undersigned Notary Public, personally appeared **John Kutasi, Manager; Joseph J. Denk, Manager of POB Builders LLC**, and known to me to be members or designated agents of the limited liability company that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

By [Signature] _____ Residing at _____

Notary Public in and for the State of Illinois _____

My commission expires 12/13/07 _____



Cook County Clerk's Office

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE

(Continued)

Loan No: 544100509001

Page 4

LENDER ACKNOWLEDGMENT

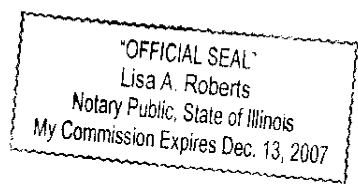
STATE OF Illinois)
) SS
 COUNTY OF COOK)

On this 12th day of September, 2007 before me, the undersigned Notary Public, personally appeared David W. Barr and known to me to be the senior Vice President 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 Lisa A. Roberts Residing at _____

Notary Public in and for the State of Illinois

My commission expires 12/13/07



NOTARY OF COOK COUNTY Clerk's Office