

# UNOFFICIAL COPY

**RECORDATION REQUESTED BY:**

The Bank of Commerce  
171 E. Irving Park Road  
Wood Dale, IL 60191-2023



**WHEN RECORDED MAIL TO:**

The Bank of Commerce  
171 E. Irving Park Road  
Wood Dale, IL 60191-2023

Doc#: 0804646109 Fee: \$30.50  
Eugens "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/15/2008 12:17 PM Pg: 1 of 4

**This Modification of Mortgage prepared by:**

Amelia McKay, Commercial Loan Department  
The Bank of Commerce  
171 E. Irving Park Road  
Wood Dale, IL 60191-2023

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## MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated February 5, 2008, is made and executed between North Star Trust Company, not personally but as Trustee on behalf of North Star Trust Company Trust #07-11056 dated 08/30/07, whose address is 125 N. Halsted Street, Suite 203, Chicago, IL 60661 (referred to below as "Grantor") and The Bank of Commerce, whose address is 171 E. Irving Park Road, Wood Dale, IL 60191-2023 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated September 5, 2007 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Original Mortgage recorded in Cook County on September 18, 2007 i/a/l. \$400,000.00 as Document No. 0726131091.

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

LOTS 1, 2, 3, 4, 5, 6, 7 AND 8 IN BLOCK 10 (EXCEPT THAT PART OF LOTS 3 TO 8 AFORESAID, LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID LOT 8, BEING 10.17 FEET SOUTHERLY OF, (AS MEASURED ALONG SAID WESTERLY LINE), THE NORTHWEST CORNER OF SAID LOT 8; THENCE EASTERLY TO A POINT ON THE EAST LINE OF SAID LOT 8, 7.0 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 8; THENCE EASTERLY TO A POINT ON THE EAST LINE OF LOT 7, 5.0 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 7; THENCE EASTERLY THROUGH LOTS 6, 5, 4 AND 3 ALONG A STRAIGHT LINE TO A POINT ON THE EAST LINE OF LOT 3, 1.0 FOOT SOUTH OF THE NORTHEAST CORNER OF LOT 3 IN W. F. KAISER AND CO'S ARDALE SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 AND THE WEST 3/4 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT RAILROAD RIGHT OF WAY), IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 5301-5321 S. Archer, Chicago, IL 60632. The Real Property tax identification number is 19-10-312-054-0000.

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

Increase Principal Mortgage amount from \$400,000.00 to \$1,400,000.00.

TIGOR TITLE

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**UNOFFICIAL COPY****MODIFICATION OF MORTGAGE  
(Continued)**

Loan No: 42984801

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**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 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 FEBRUARY 5, 2008.**

GRANTOR:

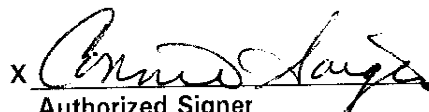
NORTH STAR TRUST COMPANY TRUST #07-11056 DATED 08/30/07

NORTH STAR TRUST COMPANY and known as North Star Trust Company  
Trust #07-11056 dated 08/30/07.

By:  \_\_\_\_\_  
Authorized Signer for North Star Trust Company

LENDER:

THE BANK OF COMMERCE

x  \_\_\_\_\_  
Authorized Signer

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## MODIFICATION OF MORTGAGE (Continued)

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### TRUST ACKNOWLEDGMENT

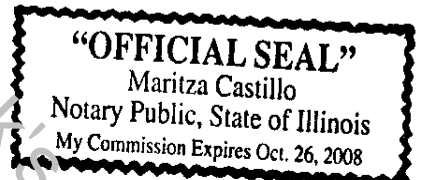
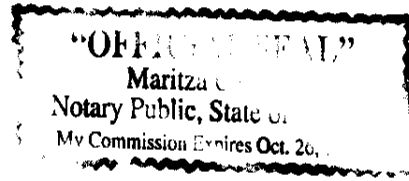
STATE OF Illinois )  
 COUNTY OF Cook ) SS  
 )

On this 13~~th~~ day of February, 2008 before me, the undersigned Notary Public, personally appeared \_\_\_\_\_ of North Star Trust Company, Trustee of North Star Trust Company Trust #07-11056 dated 08/30/07, and known to me to be an authorized trustee or agent of the trust that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the trust, by authority set forth in the trust documents or, by authority of statute, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the trust.

By Maritza Castillo Residing at \_\_\_\_\_

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

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



Notary Public of Cook County Clerk's Office

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## MODIFICATION OF MORTGAGE (Continued)

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### LENDER ACKNOWLEDGMENT

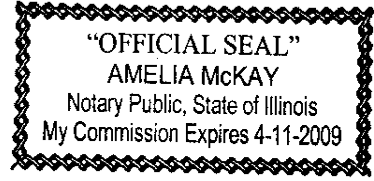
STATE OF Illinois )  
 ) SS  
 COUNTY OF DeWitt )

On this 5<sup>th</sup> day of February, 2008 before me, the undersigned Notary Public, personally appeared Connie Sugen and known to me to be the Senior Vice President, authorized agent for **The Bank of Commerce** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **The Bank of Commerce**, duly authorized by **The Bank of Commerce** 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 in fact executed this said instrument on behalf of **The Bank of Commerce**.

By Amelia McKay Residing at 135 N. Cornell Ave, Villa Park IL 60181

Notary Public in and for the State of Illinois

My commission expires 4-11-09



Cook County Clerk's Office