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Instrument Prepared By:
Please Mail To:
Allegiance Community
Bank
8001 W. 183rd Street
Tinley Park, IL 60477
Ln#11802748

Doc#: 0813647004 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 05/15/2008 08:48 AM Pg: 1 of 4

MODIFICATION AGREEMENT

THIS MODIFICATION AGREEMENT made as of the 25th day of December, 2007 by and between TITANIUM PROPERTIES, LLC an Illinois Limited Liability Company, (hereinafter called "Borrower") and ALLEGIANCE COMMUNITY BANK, an Illinois banking corporation, with an office at 8001 W. 183rd Street, Tinley Park, Illinois 60477 (hereinafter called "Lender")

WITNESSETH:

This Agreement is based upon the following recitals:

A. On September 25, 2006, for full value received, Borrower executed and delivered to Lender Promissory Note in the principal amount of EIGHT HUNDRED NINETY-FIVE THOUSAND and no/100 Dollars (\$895,000.00) (hereinafter called the "Note").

B. Titanium Properties, LLC (hereinafter individually called the "Mortgagor") secured the obligations under the Note by, among other things, granting to Lender a certain Mortgage (hereinafter called the "Mortgage"), of even date with said Note, which Mortgage was recorded as Document No. 0627841067 and modification of mortgage recorded as Document No. 0731947013 with the Recorder of Deeds of Cook County, Illinois, covering the property legally described as follows (hereinafter called the "Mortgaged Premises"):

LOT 6 IN FRANK DELUGACH'S 83RD STREET ACRES, A SUBDIVISION OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ (EXCEPT THE NORTH 160 FEET OF THE EAST 212.25 FEET) OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 18-34-401-004-0000

Common Address: 8959 W. 83rd Street, Justice, Illinois

C. The principal balance of the Note, as of December 25, 2007, is \$895,000.00

D. Borrower and Mortgagor represent to Lender that there is no junior mortgage or other subsequent lien now outstanding against the Mortgaged Premises (unless

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disclosed to Lender, and such subsequent lienholder has agreed to consent to this

Modification Agreement and subordinate its lien to the lien of the Mortgage, as herein modified which Consent and Subordination is attached hereto as Exhibit A), and that the lien of the Mortgage, as herein modified, is a valid, first and subsisting lien of said Mortgage Premises.

NOW THEREFORE, for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties hereto do hereby mutually agree that the Note and Loan Agreement are hereby modified as follows:

1. The maturity date of the Note shall be extended from December 25, 2007 to March 25, 2008.
2. All other terms and conditions of the Note and Loan Agreement shall remain in full force and effect.

In consideration of the modification of the Note by Lender, as hereinabove set forth, Borrower does hereby covenant and agree to pay the balance of the indebtedness evidenced by the Note and secured by the Mortgage as herein modified, and to perform the covenants contained in the Mortgage, and Borrower and Mortgagor represent to Lender that there is no junior mortgage or other subsequent lien now outstanding against the Mortgaged Premises, except as otherwise disclosed herein, and that the lien of the Mortgage is a valid, first and subsisting lien on said Mortgaged Premises.

Nothing herein contained shall in any manner whatsoever impair the Note and the Mortgage as modified hereby, or the first lien created thereby or any other documents executed by Mortgagor in connection therewith, or alter, waive, vary or affect any promise, agreement, covenant or condition recited in any of the above-mentioned documents, except as herein expressly modified, nor affect or impair any rights, powers, or remedies of Mortgagee under any of the above-mentioned documents. Except as hereinabove otherwise provided, all terms and provisions of the Mortgage and other instruments and documents executed in connection with the subject mortgage loan, shall remain in full force and effect and shall be binding upon the parties hereto, their successors and assigns.

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IN WITNESS WHEREOF, this instrument has been executed by the parties hereto in manner and form sufficient to bind them, as of the day and year first above written.

ALLEGIANCE COMMUNITY BANK

Michael Liskiewicz, President

Borrower: Titanium Properties, LLC
An Illinois limited liability company

By: _____
Suleiman Abueid, Member

By: _____
Omar Ahmad, Member

By: _____
Omar Aqel, Member

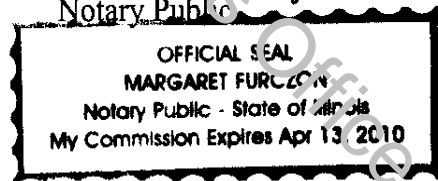
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a Notary Public in and for said county, in the aforesaid State, does hereby certify that Suleiman Abueid known to me to be the same person whose name is subscribed to the foregoing instrument, as the Member of Titanium Properties, LLC appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, for the uses and purposes therein set forth.

Dated: January 31, 2008, 2007

Margaret Furczon
Notary Public

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)



The undersigned, a Notary Public in and for said county, in the aforesaid State, does hereby certify that Omar Ahmad known to me to be the same person whose name is subscribed to the foregoing instrument, as the Member of Titanium Properties, LLC appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, for the uses and purposes therein set forth.

Dated: January 31, 2008, 2007

Margaret Furczon



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Notary Public

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a Notary Public in and for said county, in the aforesaid State, does hereby certify that ~~Suleiman~~ Omar Aqel known to me to be the same person whose name is subscribed to the foregoing instrument, as the Member of Titanium Properties, LLC appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, for the uses and purposes therein set forth.

Dated: January 31, 2008, 2007

Margaret Furczon
Notary Public



STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a Notary Public in and for said county, in the aforesaid State, does hereby certify that on this day personally appeared before me Michael Liskiewicz, personally known to me to be the same person whose name is subscribed to the foregoing instrument and personally known to me to be the President of ALLEGIANCE COMMUNITY BANK and acknowledged that he signed the said instrument as his free and voluntary act and deed, for the uses and purposes therein set forth, and the said instrument was signed in the name and in behalf of said corporation as the free and voluntary act of said corporation for the uses and purposes set forth.

Dated: _____, 2007

Notary Public