

# UNOFFICIAL COPY



Doc#: 0817618068 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/24/2008 02:43 PM Pg: 1 of 4

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## Space Above This Line For Recording Data

This instrument was prepared by Loan Operations, Lakeside Bank, 1055 W. Roosevelt Road, Chicago, Illinois 60608-1559  
When recorded return to Loan Operations, Lakeside Bank, 1055 W. Roosevelt Road, Chicago, Illinois 60608-1559

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## MODIFICATION OF MORTGAGE

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**DATE AND PARTIES.** The date of this Real Estate Modification (Modification) is June 12, 2008. The parties and their addresses are:

**MORTGAGOR:**

**WELLINGTON & ALBANY, LLC**  
An Illinois Limited Liability Company  
2956 North Albany  
Chicago, Illinois 60618

**LENDER:**

**LAKESIDE BANK**  
Organized and existing under the laws of Illinois  
55 W. WACKER DRIVE  
CHICAGO, Illinois 60601

**1. BACKGROUND.** Mortgagor and Lender entered into a security instrument dated July 12, 2002 and recorded on August 14, 2002 (Security Instrument). The Security Instrument was recorded in the records of Cook County, Illinois at the Recorder of Deeds as Document Number 0020894198 and covered the following described Property:

Lot 24 in Hammonds Subdivision of the North 1/2 of the East 1/2 of the West 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 25, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 13-25-120-017-0000

The property is located in Cook County at 2956 North Albany Ave, Chicago, Illinois 60618-7607.

**2. MODIFICATION.** For value received, Mortgagor and Lender agree to modify the Security Instrument as provided for in this Modification.

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Wellington & Albany, LLC  
Illinois Real Estate Modification  
IL/4XXXdeved00083000005994005060608Y

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Initials

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The Security Instrument is modified as follows:

**A. Maximum Obligation Limit.** The maximum obligation provision of the Security Instrument is modified to read:

(1) Maximum Obligation Limit. The total principal amount secured by this Security Instrument at any one time will not exceed \$545,000.00. This limitation of amount does not include interest, attorneys' fees and other fees and charges validly made pursuant to this Security Instrument. Also, this limitation does not apply to advances made under the terms of this Security Instrument to protect Lender's security and to perform any of the covenants contained in this Security Instrument.

**B. Secured Debt.** The secured debt provision of the Security Instrument is modified to read:

(1) Secured Debts. The term "Secured Debts" includes and this Security Instrument will secure each of the following:

(a) Specific Debts. The following debts and all extensions, renewals, refinancings, modifications and replacements. A promissory note or other agreement, No. 6045779-01, dated July 12, 2002, from Mortgagor to Lender, with a loan amount of \$545,000.00, with an interest rate of 6.0 percent per year and maturing on June 12, 2013.

(b) All Debts. All present and future debts from Mortgagor to Lender, even if this Security Instrument is not specifically referenced, or if the future debt is unrelated to or of a different type than this debt. If more than one person signs this Security Instrument, each agrees that it will secure debts incurred either individually or with others who may not sign this Security Instrument. Nothing in this Security Instrument constitutes a commitment to make additional or future loans or advances. Any such commitment must be in writing. In the event that Lender fails to provide any required notice of the right of rescission, Lender waives any subsequent security interest in the Mortgagor's principal dwelling that is created by this Security Instrument. This Security Instrument will not secure any debt for which a non-possessory, non-purchase money security interest is created in "household goods" in connection with a "consumer loan," as those terms are defined by federal law governing unfair and deceptive credit practices. This Security Instrument will not secure any debt for which a security interest is created in "margin stock" and Lender does not obtain a "statement of purpose," as defined and required by federal law governing securities.

(c) Sums Advanced. All sums advanced and expenses incurred by Lender under the terms of this Security Instrument.

**3. CONTINUATION OF TERMS.** Except as specifically amended in this Modification, all of the terms of the Security Instrument shall remain in full force and effect.

**SIGNATURES.** By signing, Mortgagor agrees to the terms and covenants contained in this Modification. Mortgagor also acknowledges receipt of a copy of this Modification.

**MORTGAGOR:**

Wellington & Albany, LLC

By Jesse C. Roberts  
Jesse C. Roberts, Member/Manager

By Troy T. Fujimura  
Troy T. Fujimura, Member/Manager

By Ty Matthew Fujimura  
Ty Matthew Fujimura, Member/Manager

**LENDER:**

LAKESIDE BANK

By Thomas J. Spangler  
Thomas J. Spangler, Vice President

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**ACKNOWLEDGMENT.**

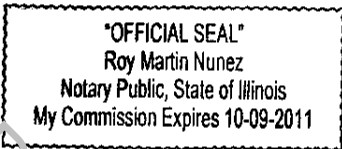
**(Business or Entity)**

STATE OF ILLINOIS, COUNTY OF COOK ss.

This instrument was acknowledged before me this 09TH day of JUNE, 2008  
by Jesse C. Roberts - Member/Manager of Wellington & Albany, LLC a Limited Liability Company on behalf of  
the Limited Liability Company.

My commission expires: 10/09/2011

Roy Martin Nunez  
(Notary Public)



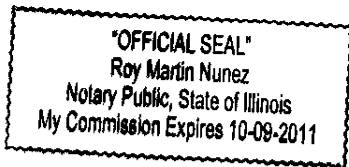
**(Business or Entity)**

STATE OF ILLINOIS, COUNTY OF COOK ss.

This instrument was acknowledged before me this 09TH day of JUNE, 2008  
by Troy T. Fujimura - Member/Manager of Wellington & Albany, LLC a Limited Liability Company on behalf of  
the Limited Liability Company.

My commission expires: 10/09/2011

Roy Martin Nunez  
(Notary Public)



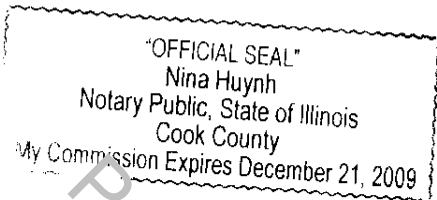
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**(Business or Entity)**

\_\_\_\_\_ OF \_\_\_\_\_, \_\_\_\_\_ OF \_\_\_\_\_ SS.  
This instrument was acknowledged before me this 11 day of JUNE,  
by Ty Matthew Fujimura - Member/Manager of Wellington & Albany, LLC a Limited Liability Company on behalf  
of the Limited Liability Company.

My commission expires: 12 21 09

[Signature]  
(Notary Public)



**(Lender Acknowledgment)**

\_\_\_\_\_ OF \_\_\_\_\_, \_\_\_\_\_ OF \_\_\_\_\_ SS.  
This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_,  
by Thomas J. Spangler -- Vice President of LAKESIDE BANK, a corporation, on behalf of the corporation.

My commission expires:

[Signature]  
(Notary Public)

