

# UNOFFICIAL COPY

## Illinois Anti-Predatory Lending Database Program

### Certificate of Exemption



Doc#: 0903008191 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/30/2009 12:59 PM Pg: 1 of 5

Report Mortgage Fraud  
800-532-8785

The property identified as: **PIN:** 10-22-329-039-0000

5

**Address:**

**Street:** 8019 Kenton Ave

**Street line 2:**

**City:** Skokie

**State:** IL

**ZIP Code:** 60076

**Lender:** American Chartered Bank

**Borrower:** Ravenswood Disposal

**Loan / Mortgage Amount:** \$850,000.00

This property is located within Cook County and the transaction is exempt from the requirements of 765 ILCS 77/70 et seq. because the application was taken by an exempt entity.

**Certificate number:** 055B40CF-9F0F-4935-AF66-40D9D0413AD1

**Execution date:** 01/22/2009

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**WHEN RECORDED MAIL TO:**

American Chartered Bank  
955 National Parkway  
Suite 60  
Schaumburg, IL 60173

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**FOR RECORDER'S USE ONLY****This Modification of Mortgage prepared by:**

American Chartered Bank  
1199 East Higgins Road  
Schaumburg, IL 60173

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## MODIFICATION OF MORTGAGE

**THIS MODIFICATION OF MORTGAGE** dated December 12, 2008, is made and executed between Branko Vardijan and Violet Vardijan, as joint tenants (referred to below as "Grantor") and American Chartered Bank, whose address is 1199 East Higgins Road, Schaumburg, IL 60173 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated October 3, 2008 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded on October 31, 2008 as Document #0830545045 in the Cook County Recorder's Office, as subsequently modified from time to time.

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

LOT 23 IN BLOCK 3 IN LONNQUIST AND COMPANY'S OAKTON PARKWAY SUBDIVISION, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS IS NOT HOMESTEAD PROPERTY.

The Real Property or its address is commonly known as 8019 Kenton Avenue, Skokie, IL 60076. The Real Property tax identification number is 10-22-329-039-0000.

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

**This Modification of Mortgage reflects the following:**

- (1) An increase in the principal amount of Indebtedness secured by the Mortgage to \$850,000.00.
- (2) At no time shall the principal amount of Indebtedness secured by the Mortgage, not including sums advanced to protect the security of the Mortgage, exceed \$850,000.00.

**UNOFFICIAL COPY****MODIFICATION OF MORTGAGE**

Loan No: 604846301

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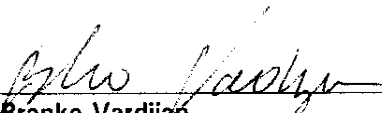
Page 2

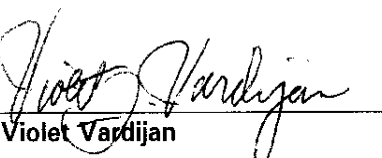
**CONTINUING VALIDITY.** Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by Lender to this Modification does not waive Lender's 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.

**ADDITIONAL LIENS.** Grantor shall not transfer, pledge, mortgage, encumber or otherwise permit the Property to be subject to any lien, security interest, encumbrance, or charge, other than the security interest provided for in this Mortgage, without the prior written consent of Lender. This includes security interest even if junior in right to the security interest granted under this Mortgage. Additionally, if Grantor is a land trust, corporation, limited liability company or general or limited partnership, Grantor shall not, transfer, convey, mortgage, pledge, encumber, assign or grant a lien or any other interest, license or lease, whether voluntary or involuntary, of all or any portion of the direct or indirect legal or beneficial ownership of, or any interest in Grantor, including any agreement to transfer or cede to another person any voting, management or approval rights, or any other rights, appurtenant to any such legal or beneficial ownership or other interest. Specifically, this paragraph is intended to prohibit any pledge or assignment, directly or indirectly, of a controlling interest in Grantor or its general partner, controlling limited partner or controlling member for purposes of securing so called "mezzanine" indebtedness.

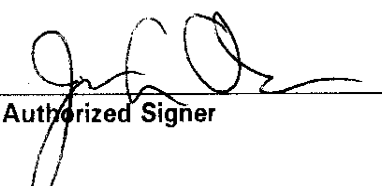
**GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED DECEMBER 12, 2008.**

**GRANTOR:**

X   
 \_\_\_\_\_  
 Branko Vardijan

X   
 \_\_\_\_\_  
 Violet Vardijan

**LENDER:****AMERICAN CHARTERED BANK**

X   
 \_\_\_\_\_  
 Authorized Signer

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## MODIFICATION OF MORTGAGE

Loan No: 604846301

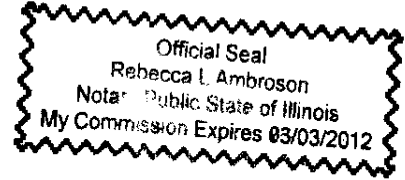
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### INDIVIDUAL ACKNOWLEDGMENT

STATE OF Illinois  
 COUNTY OF Cook

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On this day before me, the undersigned Notary Public, personally appeared **Branko Vardijan**, to me known to be the individual described in and who executed the Modification of Mortgage, 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 31 day of December, 2008.

By Rebecca L. Ambrosion Residing at 1199 E. Higgins Rd.  
Schaumburg IL

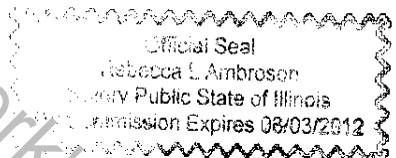
Notary Public in and for the State of Illinois

My commission expires 03/03/2012

### INDIVIDUAL ACKNOWLEDGMENT

STATE OF Illinois  
 COUNTY OF Cook

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On this day before me, the undersigned Notary Public, personally appeared **Violet Vardijan**, to me known to be the individual described in and who executed the Modification of Mortgage, 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 31 day of December, 2008.

By Rebecca L. Ambrosion Residing at 1199 E. Higgins Rd.  
Schaumburg IL

Notary Public in and for the State of Illinois

My commission expires 3/03/2012

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## MODIFICATION OF MORTGAGE

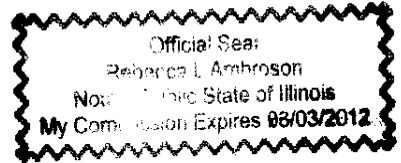
Loan No: 604846301

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### LENDER ACKNOWLEDGMENT

STATE OF Illinois )  
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 COUNTY OF Cook ) SS  
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On this 29 day of December 2008 before me, the undersigned Notary Public personally appeared James E Olsz and known to me to be the Branch Manager, authorized agent for **American Chartered Bank** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **American Chartered Bank**, duly authorized by **American Chartered Bank** 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 **American Chartered Bank**.

By Rebecca L. Ambrosio Residing at 1199 E. Higgins  
Schaumburg IL  
 Notary Public in and for the State of Illinois  
 My commission expires 8/03/2012

Cook County Clerk's Office