

# UNOFFICIAL COPY

**RECORDATION REQUESTED BY:**

Broadway Bank  
5960 N Broadway  
Chicago, IL 60660



Doc#: 0921008018 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/29/2009 07:37 AM Pg: 1 of 4

**WHEN RECORDED MAIL TO:**

Broadway Bank  
5960 N Broadway  
Chicago, IL 60660

**SEND TAX NOTICES TO:**

Broadway Bank  
5960 N Broadway  
Chicago, IL 60660

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

**BROADWAY BANK**  
5960 N. BROADWAY  
CHICAGO, IL 60660

CTIC-HE

## MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated July 1, 2009, is made and executed between PETER KARRAS, whose address is 1909 WEEG WAY, PARK RIDGE, IL 60068 whose address is 1909 WEEG WAY, PARK RIDGE, IL 60068 (referred to below as "Grantor") and Broadway Bank, whose address is 5960 N Broadway, Chicago, IL 60660 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated November 21, 2007 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

**RECORDED ON NOVEMBER 28, 2007 AS DOCUMENT NUMBER 0733233021 IN THE OFFICE OF COOK COUNTY RECORDERS.**

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

LOT 2 IN LINDSTROMS 1ST ADDITION TO PARK RIDGE MANOR BEING A SUBDIVISION OF PARTS OF LOTS 1 AND 2 IN HENRY C. SENNES ESTATE DIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 AND THE NORTH 55 RODS OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 1909 WEEG WAY, PARK RIDGE, IL 60068. The Real Property tax identification number is 09-22-203-031-0000.

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

**INDEBTEDNESS (MAXIMUM LIEN AMOUNT:)** AT NO TIME SHALL THE PRINCIPAL AMOUNT OF INDEBTEDNESS SECURED BY THIS MORTGAGE, NOT INCLUDING SUMS ADVANCED TO PROTECT THE SECURITY OF THE MORTGAGE EXCEED THE NOTE AMOUNT \$2,200,000.00.


THE FOLLOWING MORTGAGE HAS BEEN MODIFIED AS FOLLOWS:

- 1.) THE INTEREST RATE HAS BEEN CHANGED FROM A VARIABLE RATE OF PRIME + 1.00% WITH A MINIMUM RATE OF 9.75% TO A VARIABLE RATE OF PRIME + 1.00% WITH A MINIMUM RATE OF 8.75%.
- 2.) THE MONTHLY PAYMENT HAS CHANGED FROM \$9,911.74 TO \$9,038.72 MONTHLY PRINCIPAL AND

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Property of Cook County Clerk's Office

Authorized Signer

X 

BROADWAY BANK

LENDER:

PETER KARRAS

X 

GRANTOR:

JULY 1, 2009.

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

actions.

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 the 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

**CONTINUING VALIDITY.** Except as expressly modified above, the terms of the original Mortgage shall remain

3) ALL OTHER TERMS AND CONDITIONS REMAIN THE SAME...

INTEREST.

**MODIFICATION OF MORTGAGE  
(Continued)**

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## MODIFICATION OF MORTGAGE (Continued)

### INDIVIDUAL ACKNOWLEDGMENT

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF Cook )

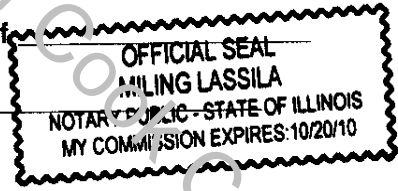
On this day before me, the undersigned Notary Public, personally appeared **PETER KARRAS**, to me known to be the individual described in and who executed the Modification of Mortgage, and acknowledged that he or she signed the Modification as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 1<sup>ST</sup> day of July, 2009

By *[Signature]* Residing at IZ

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

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



### LENDER ACKNOWLEDGMENT

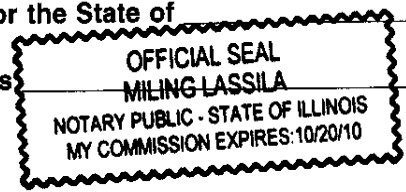
STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF Cook )

On this 1<sup>ST</sup> day of July, 2009 before me, the undersigned Notary Public, personally appeared CONSTANTINE ANZALAS and known to me to be the Loan Officer, authorized agent for **Broadway Bank** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Broadway Bank**, duly authorized by **Broadway 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 **Broadway Bank**.

By *[Signature]* Residing at IZ

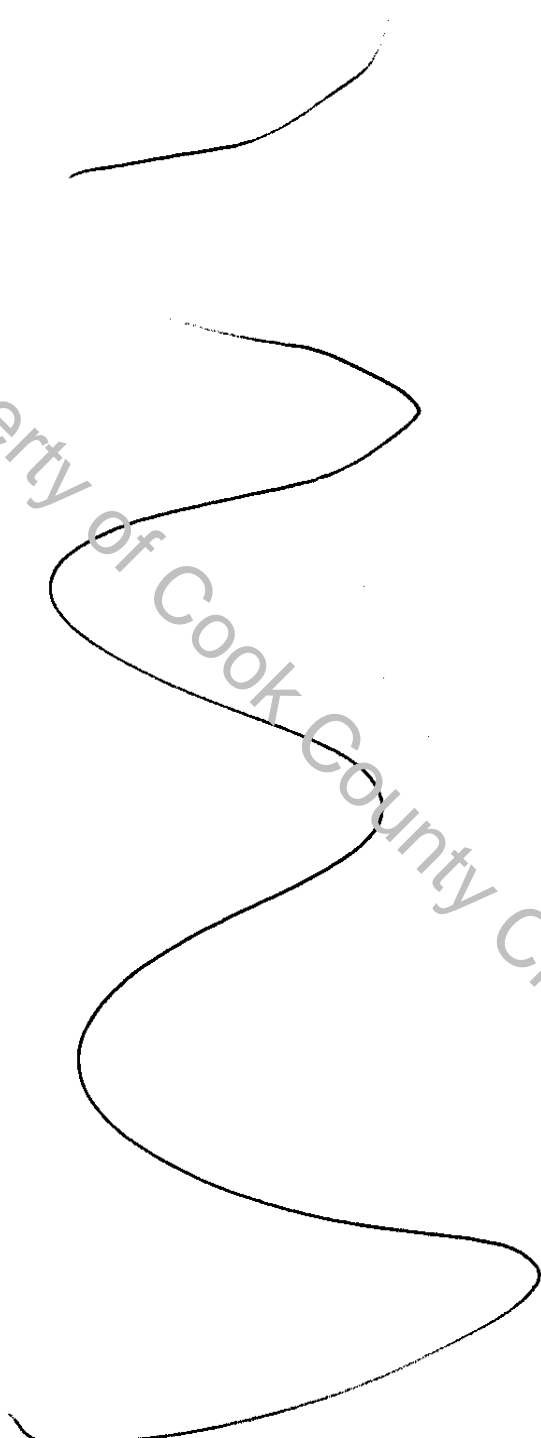
Notary Public in and for the State of \_\_\_\_\_

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



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**MODIFICATION OF MORTGAGE  
(Continued)**