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0928608512

RECORDATION REQUESTED BY:

Broadway Bank
5960 N Broadway
Chicago, IL 60660

Doc#: 0928608512 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 10/13/2009 01:17 PM Pg: 1 of 4

WHEN RECORDED MAIL TO:

Broadway Bank
5960 N Broadway
Chicago, IL 60660

Doc#: Fee: \$2.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 10/13/2009 01:17 PM Pg: 0

SEND TAX NOTICES TO:

Broadway Bank
5960 N Broadway
Chicago, IL 60660

FOR RECORDER'S USE ONLY

R11881241

This Modification of Mortgage prepared by:

Loan #314145
BROADWAY BANK
5960 N. BROADWAY
CHICAGO, IL 60660

JTC-HE

Section 4

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated August 27, 2009, is made and executed between EMMANUEL PANIGIRAKIS, whose address is 6435 TOWER ROAD, LINCOLNWOOD, IL 60646 (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 June 29, 2006 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

MORTGAGE RECORDED ON JULY 03, 2006 IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS AS DOCUMENT NUMBER 0618405209, MODIFICATION OF MORTGAGE DATED JULY 23, 2007 AND RECORDED ON OCTOBER 10, 2007 AS DOCUMENT NUMBER 0728345033.

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

LOT 44 TO 48, BOTH INCLUSIVE, IN BLOCK 1 IN HARRIET FARLIN'S SUBDIVISION OF THE WEST THREE-QUARTERS OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (EXCEPT THAT PART THEREOF OCCUPIED BY CHICAGO AND NORTHWESTERN RAILROAD COMPANY) AND THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LOT 25 IN BLOCK 1 IN HARRIET FARLIN'S SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LOT 26 IN BLOCK 1 IN HARRIET FARLIN'S SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LOT 27, 28, AND 29 IN BLOCK 1 IN HARRIET FARLIN'S SUBDIVISION OF THE WEST HALF OF THE

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AUGUST 27, 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.

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 endorses 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

- 3.) ALL OTHER TERMS AND CONDITIONS REMAIN THE SAME.
 - 2.) THE INTEREST RATE HAS BEEN CHANGED FROM PRIME PLUS 1% FLOATING WITH A MINIMUM RATE OF 6.00% TO PRIME PLUS 1% FLOATING WITH A MINIMUM RATE OF 7.00%.
 - 1.) THE MATURITY DATE HAS BEEN EXTENDED TO AUGUST 27, 2010.
- THE FOLLOWING MORTGAGE HAS BEEN MODIFIED 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 OF \$4,000,000.00.

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

The Real Property or its address is commonly known as 2701-2755 N. CALIFORNIA AVE., CHICAGO, IL 60647. The Real Property tax identification number is 13-25-400-040-8001, 13-25-400-040-8002, 13-25-400-018-0000, 13-25-400-017-0000, 13-25-400-014-0000, 13-25-400-015-0000, 13-25-400-016-0000, 13-25-400-013-0000, 13-25-400-012-0000, 13-25-400-043-0000.

SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
LOT 30 IN BLOCK 1 IN HARRIET FARLIN'S SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
LOT 31 IN BLOCK 1 IN HARRIET FARLIN'S SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
LOT 32 THROUGH 43 IN BLOCK 1 IN HARRIET FARLIN'S SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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MODIFICATION OF MORTGAGE

(Continued)

Loan No: 314145

Page 3

GRANTOR:

X *Emmanuel Panigirakis*
EMMANUEL PANIGIRAKIS

LENDER:

BROADWAY BANK

X *Anthony [Signature]*
Authorized Signer

INDIVIDUAL ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS
COUNTY OF Cook)

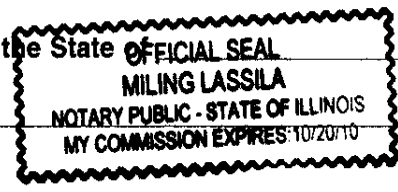
On this day before me, the undersigned Notary Public, personally appeared **EMMANUEL PANIGIRAKIS**, to me known to be the individual described in and who executed the Modification of Mortgage, and acknowledged that he or she signed the Modification as his or her free and voluntary act and deed, for the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

Given under my hand and official seal this 27TH day of AUGUST, 20 09

By *Miling Lassila* Residing at ILLINOIS

Notary Public in and for the State of ILLINOIS

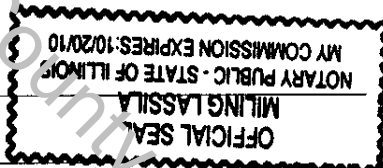
My commission expires _____



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My commission expires

Notary Public in and for the State of

By

[Signature]

Residing at

Illinois

behalf of Broadway Bank.

On this 27th day of August, 2009, Anthony J. Costa and known to me to be the Vice President of Broadway Bank, 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

COUNTY OF

Cook

STATE OF

Illinois

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) SS
)

LENDER ACKNOWLEDGMENT