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Doc#: 0932331129 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 11/19/2009 02:27 PM Pg: 1 of 3

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

MODIFICATION OF MORTGAGE

DATE AND PARTIES. The date of this Real Estate Modification (Modification) is September 16, 2009. The parties and their addresses are:

MORTGAGOR:

WOODLAWN COMMUNITY DEVELOPMENT CORPORATION
An Illinois Corporation
6040 South Harper Avenue
Chicago, IL 60637

LENDER:

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

1. BACKGROUND. Mortgagor and Lender entered into a security instrument dated March 13, 2007 and recorded on March 29, 2007 (Security Instrument). The Security Instrument was recorded in the records of Cook County, Illinois at the Recorder of Deeds office as Document number 0708855080 and covered the following described Property:

LOT 29 TO 37, INCLUSIVE AND LOT 38 (EXCEPT THE NORTH 13 FEET OF LOT 38) IN BLOCK 1 IN J.Y. SCAMMON'S PARK BOULEVARD SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-03-117-033

The property is located in Cook County at 4123-4157 South Calumet Avenue, Chicago, Illinois 60653.

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

The Security Instrument is modified as follows:

A. 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. 6056599-04, dated March 13, 2007, from Mortgagor to Lender, with a loan amount of \$749,593.49, with an interest rate of 7.25 percent per year and maturing on December 16, 2009.

(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. This Modification will not secure any other debt if Lender fails, with respect to that other debt, to fulfill any necessary requirements or limitations of Sections 19(a), 32, or 35 of Regulation Z.

(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:

Woodlawn Community Development Corporation

By 
Leon D. Finney, Jr., CEO

By 
Leon Jackson, Chairman

LENDER:

LAKESIDE BANK

By _____
Stan J. Bochnowski, Executive Vice President

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ACKNOWLEDGMENT.

(Business or Entity)

State OF Illinois, County OF Cook ss.

This instrument was acknowledged before me this 13th day of November, 2009 by Leon D. Finney, Jr. - CEO and Leon Jackson - Chairman of Woodlawn Community Development Corporation an Illinois corporation, on behalf of the corporation.

My commission expires:

Darnell Bonds Sr.
(Notary Public)



Property of Cook County Clerk's Office

(Lender Acknowledgment)

_____ OF _____, _____ OF _____ ss.

This instrument was acknowledged before me this _____ day of _____, _____ by Stan J. Bochnowski -- Executive Vice President of LAKESIDE BANK, a corporation, on behalf of the corporation.

My commission expires:

(Notary Public)