

# UNOFFICIAL COPY



**RECORDATION REQUESTED BY:**

Community  
Bank-Wheaton/Glen Ellyn  
Wheaton Main Facility  
100 N. Wheaton Avenue  
Wheaton, IL 60187

Doc#: 1003608052 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 02/05/2010 07:37 AM Pg: 1 of 5

**WHEN RECORDED MAIL TO:**

Community  
Bank-Wheaton/Glen Ellyn  
Wheaton Main Facility  
100 N. Wheaton Avenue  
Wheaton, IL 60187

**SEND TAX NOTICES TO:**

Community  
Bank-Wheaton/Glen Ellyn  
Wheaton Main Facility  
100 N. Wheaton Avenue  
Wheaton, IL 60187

**FOR RECORDER'S USE ONLY**

032010148 ✓

This Modification of Mortgage prepared by:

**CTIC-HE**

## MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated January 15, 2010, is made and executed between Chicago Title Land Trust, as successor to LaSalle Bank National Association, as successor to Gary-Wheaton Bank, as Trustee under Trust Agreement No. 4481, dated February 19, 1979 & known as Trust Number 4481 (referred to below as "Grantor") and Community Bank-Wheaton/Glen Ellyn, whose address is 100 N. Wheaton Avenue, Wheaton, IL 60187 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated August 3, 2003 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

recorded August 19, 2003; 0323142349; modification dated December 3, 2004 and recorded on December 14, 2004; 0434914226.

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

UNIT #4901 OF 175 EAST DELAWARE PLACE CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE (HEREINAFTER REFERRED COLLECTIVELY AS PARCEL): PARTS OF THE LAND, PROPERTY AND SPACE BELOW, AT AND ABOVE THE SURFACE OF THE EARTH, LOCATED WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD AND DOWNWARD FROM THE SURFACE OF THE EARTH, OR A PARCEL OF LAND COMPRISED OF LOT 17 (EXCEPT THE EAST 16 FEET THEREOF) AND ALL OF LOTS 18 TO 28 INCLUSIVE, IN LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCKS 14 AND 20 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ALSO LOTS 1 TO 4 INCLUSIVE, IN COUNTY CLERKS' DIVISION OF THE WEST 300 FEET OF THAT PART OF LOTS 16 TO 19

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Property of Lender

**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 its liability to all parties to the Mortgage and all parties, makers and endorser, 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.

principal increase to \$150,000.00, the rate to reflect Prime + .50% with a rate floor of 5.25% and an extended maturity date to January 15, 2020

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

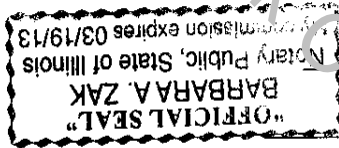
The Real Property or its address is commonly known as 175 E. Delaware Place, Unit 4901, Chicago, IL 60611-7715. The Real Property tax identification number is 17-03-220-020-1079.

OF BLOCK 14 LYING EAST OF THE LINCOLN PARK BOULEVARD IN THE CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, CONVEYED BY DEED DATED JULY 27, 1973 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON JULY 30, 1973 AS DOCUMENT NO. 22418957, FROM JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY, A CORPORATION OF MASSACHUSETTS, TO LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, NOT INDIVIDUALLY BUT AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 15, 1973 AND KNOWN AS TRUST NUMBER 45450, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, EASEMENTS, COVENANTS AND RESTRICTIONS AND BY-LAWS FOR 175 EAST DELAWARE PLACE, CHICAGO, ILLINOIS, MADE BY LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 15, 1973 AND KNOWN AS TRUST NUMBER 45450 AND RECORDED ON AUGUST 10, 1973, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 22434263, TOGETHER WITH AN UNDIVIDED .09805 PER CENT INTEREST IN THE PARCEL (EXCEPTING FROM THE PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN THE DECLARATION AND SURVEY) ALL IN COOK COUNTY, ILLINOIS



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Property of Cook County Clerk's Office



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

Notary Public in and for the State of ILLINOIS

Residing at \_\_\_\_\_

By \_\_\_\_\_

*Barbara A. Zak*

of the trust.

On this 27th day of February, 2010, before me, the undersigned Notary Public, personally appeared MAUREEN PAIGE Trust Officer of Trust Officer, Trust Officer of Chicago Title Land Trust/ as successor to LaSalle Bank National Association, as successor to Gary-Watson Bank, as Trustee under Trust Agreement No. 4481, dated February 19, 1979, and known to me to be an authorized trustee or agent of the trust that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the trust, by authority set forth in the trust documents or, by authority of statute, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Modification and in fact executed the Modification on behalf

COUNTY OF DUPAGE

STATE OF ILLINOIS

## TRUST ACKNOWLEDGMENT

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## MODIFICATION OF MORTGAGE

Loan No: 8545006906

(Continued)

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### LENDER ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ )  
 ) SS  
 COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ before me, the undersigned Notary Public, personally appeared **Yadav Nathwani** and known to me to be the **Loan Officer**, authorized agent for **Community Bank-Wheaton/Glen Ellyn** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Community Bank-Wheaton/Glen Ellyn**, duly authorized by **Community Bank-Wheaton/Glen Ellyn** 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 **Community Bank-Wheaton/Glen Ellyn**.

By \_\_\_\_\_ Residing at \_\_\_\_\_

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

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

PROPERTY OF COOK COUNTY CLERK'S OFFICE