

# UNOFFICIAL COPY



Doc#: 1009831093 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/08/2010 12:55 PM Pg: 1 of 4

MTL 2073775 *MMJ*

FIRST COMMUNITY BANK  
165 S RANDALL RD  
ELGIN, IL 60123  
(LENDER)

## MODIFICATION AND EXTENSION OF MORTGAGE

GRANTOR	BORROWER
ZOI MITRI NATASHA MITRI	ZOI MITRI NATASHA MITRI
ADDRESS	ADDRESS
56 SIEMS DR GLENDALE HEIGHTS IL 60139-1880	56 SIEMS DR GLENDALE HEIGHTS IL 60139-1880
IDENTIFICATION NO.	IDENTIFICATION NO.
000-00-0000	000-00-0000

THIS MODIFICATION AND EXTENSION OF MORTGAGE, dated the 23rd day of MARCH 2010, is executed by and between the parties indicated below and Lender.

A. On 06/04/07, Lender made a loan ("Loan") to Borrower evidenced by Borrower's promissory note ("Note") payable to Lender in the original principal amount of One hundred ninety seven thousand five hundred \*\*\*\*\* Dollars (\$ 197,500.00), which Note was secured by a Mortgage ("Mortgage") executed by Grantor for the benefit of Lender covering the real property described on Schedule A below ("Property") and recorded in Book N/A at Page N/A Filing date 06/07/07 as Document No. 0715541108 \* in the records of the Recorder's (Registrar's) Office of COOK County, Illinois. The Note and Mortgage and any other related documents including, but not limited to, a Guaranty dated N/A executed by Guarantor for the benefit of Lender are hereafter cumulatively referred to as the "Loan Documents".

B. The parties have agreed to modify and extend the maturity date of the Note, and it is necessary to provide for a similar modification and extension of the Mortgage. The parties agree as follows:

- (1) The maturity date of the Note is being extended and may be subject to future advances.
- (2) The parties acknowledge and agree that, as of 03/23/10, the unpaid principal balance due under the Note was \$ 245,000.00, and the accrued and unpaid interest on that date was \$ .00.
- (3) Grantor represents and warrants that Grantor owns the property free and clear of any liens or encumbrances other than the liens described on Schedule B below.
- (4) Except as expressly modified herein, all terms and conditions of the Loan Documents shall remain in full force and effect. The parties hereby adopt, ratify and confirm these terms and conditions as modified.
- (5) Borrower, Grantor and Guarantor agree to execute any additional documents which may be required by Lender to carry out the intention of this Agreement. As of the date of this Agreement, there are no claims, defenses, setoffs or counterclaims of any nature which may be asserted against Lender by any of the undersigned. \* AND AS MODIFIED BY MODIFICATION AND EXTENSION OF MORTGAGE DATED 9/01/09
- (6) The Mortgage is further modified as follows: AND RECORDED 9/24/09 AS DOC #0926729059  
SEE SCHEDULE B

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## SCHEDULE A

SEE ATTACHED EXHIBIT 'A'

Address of Real Property: 175 PICKWICK PLACE  
SCAUMBURG, IL 60193

Permanent Index No.(s): 07-27-302-012

## SCHEDULE B

THE SECURED DEBT INCLUDES A REVOLVING LINE OF CREDIT PROVISION. ALTHOUGH THE SECURED DEBT MAY BE REDUCED TO A ZERO BALANCE, THIS SECURITY INSTRUMENT WILL REMAIN IN EFFECT UNTIL RELEASED.

GRANTOR:

*Zoi Mitri*  
\_\_\_\_\_  
ZOI MITRI

GRANTOR:

\_\_\_\_\_  
GRANTOR:

GRANTOR:

\_\_\_\_\_

GRANTOR:

*Natasha Mitri*  
\_\_\_\_\_  
NATASHA MITRI

GRANTOR:

\_\_\_\_\_  
GRANTOR:

GRANTOR:

\_\_\_\_\_

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BORROWER:

Zoi Mitri  
ZOI MITRI

BORROWER:

BORROWER:

BORROWER:

GUARANTOR:

GUARANTOR:

BORROWER:

Natasha Mitri  
NATASHA MITRI

BORROWER:

BORROWER:

BORROWER:

GUARANTOR:

GUARANTOR:

LENDER: FIRST COMMUNITY BANK

Michael A. Hawley  
MICHAEL A. HAWLEY, SR. VICE PRESIDENT

State of ILLINOIS )

ss.

County of COOK )

State of ILLINOIS )

ss.

County of KANE )

I, the undersigned a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Zoi Mitri and Natasha Mitri personally known to me to be the same persons whose names

+ subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed, and delivered the said instrument as a free and voluntary act, for the uses and purposes herein set forth.

The foregoing instrument was acknowledged before me this

by MICHAEL A. HAWLEY as SR. VICE PRESIDENT

on behalf of the FIRST COMMUNITY BANK

Given under my hand and official seal, this 1<sup>st</sup> day of April, 2010

Dina Strepek  
"OFFICIAL SEAL"  
DINA STREPEK  
Notary Public, State of Illinois  
My Commission Expires Aug. 13, 2012  
Notary Public

Dina Strepek  
"OFFICIAL SEAL"  
DINA STREPEK  
Notary Public, State of Illinois  
My Commission Expires Aug. 13, 2012  
Notary Public

Commission expires: Aug. 13, 2012

Commission expires: Aug. 13, 2012

Prepared by and return to:  
FIRST COMMUNITY BANK  
165 S RANDALL RD  
ELGIN, IL 60123

**UNOFFICIAL COPY****EXHIBIT 'A'**

THAT PART OF LOT 18254 (EXCEPT THAT PART OF SAID LOT 18254 LYING SOUTH OF A LINE DRAWN AT 90 DEGREES TO THE EAST LINE OF SAID LOT AT A POINT ON SAID EAST LINE 195.43 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT), IN SECTION 3, WEATHERSFIELD UNIT 18, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID LOT 18254; THENCE SOUTH 47 DEGREES, 59 MINUTES, 30 SECONDS EAST (FOR THE PURPOSE OF DESCRIBING THIS PARCEL THE WEST LINE OF SAID LOT 18254 IS TAKEN AS 'NORTH AND SOUTH') ALONG THE NORTHEASTERLY LINE OF SAID LOT 18254, 157.30 FEET; THENCE SOUTH 42 DEGREES, 00 MINUTES, 30 SECONDS EAST, 110.30 FEET, TO THE POINT OF BEGINNING OF THE PARCEL HEREON DESCRIBED; THENCE SOUTH 47 DEGREES, 59 MINUTES, 30 SECONDS EAST, 1.83 FEET; THENCE SOUTH 42 DEGREES, 00 MINUTES, 30 SECONDS WEST 3.00 FEET; THENCE SOUTH 47 DEGREES, 59 MINUTES, 30 SECONDS EAST, 48.17 FEET; THENCE SOUTH 42 DEGREES, 00 MINUTES, 30 SECONDS WEST, 46.00 FEET; THENCE NORTH 47 DEGREES, 59 MINUTES, 30 SECONDS WEST, 1.83 FEET; THENCE NORTH 42 DEGREES, 00 MINUTES, 30 SECONDS EAST, 3.00 FEET; THENCE NORTH 47 DEGREES, 59 MINUTES, 30 SECONDS WEST, 48.17 FEET; THENCE NORTH 42 DEGREES, 00 MINUTES, 30 SECONDS EAST, 46.00 FEET, TO THE POINT OF BEGINNING.

**PARCEL 2:**

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF PROTECTIVE COVENANTS DATED MARCH 9, 1978 AND RECORDED MARCH 31, 1978 AS DOCUMENT 24384493 AND AS CREATED BY DEED FROM FIRST NATIONAL BANK OF DES PLAINES, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 17, 1977 AND KNOWN AS TRUST NUMBER 74201807 TO LEON TCHEUPDJIAN AND LINDA S. TCHEUPDJIAN DATED April 3, 1978 AND RECORDED June 7, 1978 AS DOCUMENT 24479723 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

PIN #: 07-27-302-012-0000

Commonly known as: 175 PICKWICK PLACE  
SCHAUMBURG, Illinois 60193