

# UNOFFICIAL COPY



Doc#: 1018148006 Fee: \$42.25  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/30/2010 10:06 AM Pg: 1 of 3

This document was prepared by:  
FIRST SECURITY TRUST AND SAVINGS BANK  
7315 W GRAND AVENUE  
ELMWOOD PARK, IL 60707

When recorded return to:  
FIRST SECURITY TRUST AND SAVINGS BANK  
7315 W GRAND AVENUE  
ELMWOOD PARK, IL 60707

\_\_\_\_\_ State of Illinois \_\_\_\_\_ Space Above This Line For Recording Data \_\_\_\_\_

## MODIFICATION OF MORTGAGE

**DATE AND PARTIES.** The date of this Real Estate Modification (Modification) is 05-18-2010

The parties and their addresses are:

**MORTGAGOR:**

J & H FLOWERS INC. DBA FLOWER FANTASY  
8321 W. LAWRENCE  
NORRIDGE, IL 60656

**LENDER:**

FIRST SECURITY TRUST AND SAVINGS BANK  
ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF ILLINOIS  
7315 W GRAND AVENUE  
ELMWOOD PARK, IL 60707

**BACKGROUND.** Mortgagor and Lender entered into a Security Instrument dated 07-25-2000 and recorded on 08-07-2000. The Security Instrument was recorded in the records of COOK County, Illinois at RECORDER OF DEEDS OFFICE. The property is located in COOK County at 6110 N. ORIOLE AVENUE, CHICAGO, IL 60631

Described as:

LOT 2 IN MC CABE'S SUBDIVISION OF PART OF LOTS 4 AND 8 IN ASSESSOR'S DIVISION OF THE NORTH WEST 1/4 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.  
P.I.N.# 12-01-115-057-0000

MM00-IL 10/15/2008  
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Page 1 to 3  
S yes  
P 3  
S /  
M yes  
SC yes  
E No  
INT /

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**MODIFICATION.** For value received, Mortgagor and Lender agree to modify the original Security Instrument. Mortgagor and Lender agree that this Modification continues the effectiveness of the original Security Instrument. The Security Instrument was given to secure the original debts and obligations (whether identified as Secured Debts, Sums Secured, or otherwise) that now have been modified. Together with this Modification, the Security Instrument now secures the following debts and all extensions, renewals, refinancings, modifications and replacements. *(Include items such as borrower's name, note or contract amounts, interest rates (whether variable), maturity dates, etc.)*

THE LOAN BALANCE OF \$6,312.87 IS BEING AMORTIZED OVER THIRTY SIX (36) MONTHLY PAYMENTS, TO MATURE ON 05/18/2013.  
THE MONTHLY PAYMENTS ARE BEING ADJUSTED AS SET FORTH IN THE "MULTI PURPOSE FIXED RATE NOTE".

**MAXIMUM OBLIGATION LIMIT.** The total principal amount secured by the Security Instrument at any one time will not exceed \$ \_\_\_\_\_  which is a \$ \_\_\_\_\_  increase  decrease in the total principal amount secured. This limitation of amount does not include interest and other fees and charges validly made pursuant to the Security Instrument. Also, this limitation does not apply to advances made under the terms of the Security Instrument to protect Lender's security and to perform any of the covenants contained in the Security Instrument.

**WARRANTY OF TITLE.** Mortgagor warrants that Mortgagor is or will be lawfully seized of the estate conveyed by the Security Instrument and has the right to grant, bargain, convey, sell, and mortgage the property. Mortgagor also warrants that such same property is unencumbered, except for encumbrances of record.

**CONTINUATION OF TERMS.** Except as specifically amended in this Modification, all terms of the Security Instrument remain in effect.

**SIGNATURES:** By signing below, Mortgagor agrees to the terms and covenants contained in this Modification. Mortgagor also acknowledges receipt of a copy of the Modification.

**MORTGAGOR:**

J & H FLOWERS INC. DBA FLOWER FANTASY

Joanne Buccini 5/18/10  
(Signature) (Date)  
JOANNE BUCCINI, PRESIDENT

\_\_\_\_\_  
(Signature) (Date)

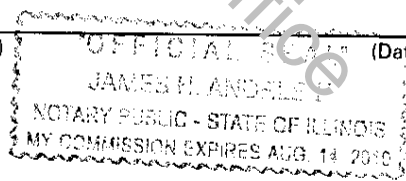
\_\_\_\_\_  
(Signature) (Date)

Subscribed and sworn to before me this

18th day of MAY 2010  
James H. Andele  
(Signature) (Notary Public) (Date)

\_\_\_\_\_  
(Signature) (Date)

\_\_\_\_\_  
(Signature) (Date)



**LENDER:**

FIRST SECURITY TRUST AND SAVINGS BANK

By John Sullivan JOHN SULLIVAN, SVP/LENDING

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### ACKNOWLEDGMENT:

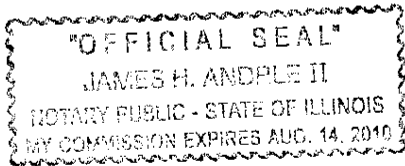
STATE OF ILLINOIS, COUNTY OF COOK } ss.

(Individual) This instrument was acknowledged before me this 18TH day of MAY  
by JOANNE BUCCINI - PRESIDENT

My commission expires: 8-14-2010

(Seal)

James H. Andrie II  
(Notary Public)



### ACKNOWLEDGMENT:

STATE OF ILLINOIS, COUNTY OF COOK } ss.

(Lender) This instrument was acknowledged before me this 18TH day of MAY, 2010  
by JOHN SULLIVAN, SVPLENDING (Titles)

of FIRST SECURITY TRUST AND SAVINGS BANK (Name of Business or Entity)

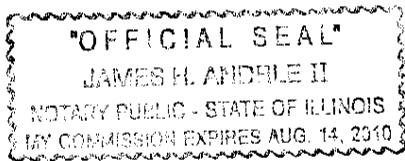
a(n) CORPORATION on behalf of the business or entity.

My commission expires: 08-14-2010

(Seal)

James H. Andrie II  
(Notary Public)

JAMES H. ANDRIE



Property of Cook County Clerk's Office