



Doc#: 1020008030 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/19/2010 09:46 AM Pg: 1 of 4

RECORDATION REQUESTED BY:

Community First Bank -
Chicago
Main Office
7555 N. Western Avenue
Chicago, IL 60645

WHEN RECORDED MAIL TO:

Community First Bank -
Chicago
Main Office
7555 N. Western Avenue
Chicago, IL 60645

FOR RECORDER'S USE ONLY

032014114

This Modification of Mortgage prepared by:
Dawn Gregory, Assistant Vice President
Community First Bank - Chicago
7555 N. Western Avenue
Chicago, IL 60645

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Lester

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated June 27, 2010, is made and executed between City First Foundation, whose address is 4011 N. Avers, Chicago, IL 60618 (referred to below as "Grantor") and Community First Bank - Chicago, whose address is 7555 N. Western Avenue, Chicago, IL 60645 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated June 27, 2010 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Mortgage and Assignment of Rents recorded on May 14, 2009 at the Cook County Recorder of Deeds as Document Numbers 0913450049 and 0913450050, respectively, on property located at 4011 N. Avers, Chicago, Illinois 60618.

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

LOTS 18 AND 19 IN BLOCK 30 IN W. B. WALKER'S ADDITION TO CHICAGO, A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 4011 N. Avers, Chicago, IL 60618. The Real Property tax identification number is 13-14-329-026-0000.

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

Increase the principal amount from One Hundred Thousand and No/100 Dollars (\$100,000.00) to One Hundred Fifty Thousand and No/100 Dollars (\$150,000.00); modify the loan from a revolving line of credit to a three (3) year balloon note with a 25 year amortization; with all other terms and conditions remaining the same.

UNOFFICIAL COPY**MODIFICATION OF MORTGAGE
(Continued)**

Loan No: 20287090

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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 as liable all parties to the Mortgage and all parties, makers and endorsers 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 actions.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED JUNE 27, 2010.

GRANTOR:

CITY FIRST FOUNDATION

By: 

Mark D. Johnson, Executive Director of City First Foundation

LENDER:

COMMUNITY FIRST BANK - CHICAGO

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Jay A. Steiner, Vice President

Property of Cook County Clerk's Office

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MODIFICATION OF MORTGAGE

(Continued)

Loan No: 20287090

CORPORATE ACKNOWLEDGMENT

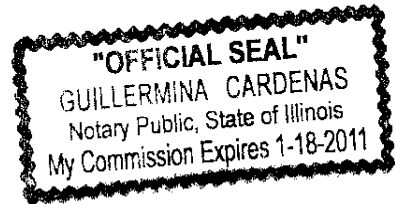
STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 29th day of June, 2010 before me, the undersigned Notary Public, personally appeared **Mark D. Johnson, Executive Director of City First Foundation**, and known to me to be an authorized agent of the corporation that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, 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 of the corporation.

By Guillermina Cardenas Residing at _____

Notary Public in and for the State of Illinois

My commission expires 1/18/2011



PROPERTY OF COOK County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

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LENDER ACKNOWLEDGMENT

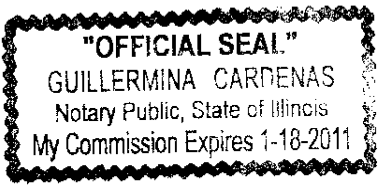
STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 29th day of June, 2010 before me, the undersigned Notary Public, personally appeared **Jay A. Steiner** and known to me to be the **Vice President**, authorized agent for **Community First Bank - Chicago** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Community First Bank - Chicago**, duly authorized by **Community First Bank - Chicago** 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 First Bank - Chicago**.

By Guillermina Cardenas Residing at _____

Notary Public in and for the State of Illinois

My commission expires 1/18/2011



COOK County Clerk's Office