

# UNOFFICIAL COPY

Illinois Anti-Predatory  
Lending Database  
Program

Certificate of Exemption



1023518010

**Doc#:** 1023518010 **Fee:** \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/23/2010 10:43 AM Pg: 1 of 6

**Report Mortgage Fraud**  
**800-532-8785**

The property identified as: **PIN:** 05-17-120-021-0000

**Address:**

**Street:** 940-948 Green Bay Road/1013-1079 Gage

**Street line 2:**

**City:** Winnetka

**State:** IL

**ZIP Code:** 60093

**Lender:** Amalgamated Bank of Chicago

**Borrower:** Chicago Title Land Trust Company Trust #4020

**Loan / Mortgage Amount:** \$459,568.04

This property is located within the program area and is exempt from the requirements of 765 ILCS 5/70 et seq. because it consists of more than 4 units.

**Certificate number:** AEF6B2D6-A5AB-46FF-871C-CB47F5F166EE

**Execution date:** 08/17/2010

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**WHEN RECORDED MAIL TO:  
 AMALGAMATED BANK OF  
 CHICAGO  
 ONE WEST MONROE  
 CHICAGO, IL 60603**

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**FOR RECORDER'S USE ONLY**

**This Modification of Mortgage prepared by:  
 MARIE HARDEN  
 AMALGAMATED BANK OF CHICAGO  
 ONE WEST MONROE  
 CHICAGO, IL 60603**

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**MODIFICATION OF MORTGAGE**

**THIS MODIFICATION OF MORTGAGE dated August 17, 2010, is made and executed between CHICAGO TITLE LAND TRUST COMPANY, AS SUCCESSOR TRUSTEE TO AMALGAMATED BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 7, 1979 AND KNOWN AS TRUST #4020, whose address is 171 N. CLARK STREET, SUITE 575, CHICAGO, IL 60601 (referred to below as "Grantor") and AMALGAMATED BANK OF CHICAGO, whose address is ONE WEST MONROE, CHICAGO, IL 60603 (referred to below as "Lender").**

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated August 8, 2002 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

**MORTGAGE RECORDED ON AUGUST 8, 2002 AS DOCUMENT #0020872678 IN THE OFFICE OF COOK COUNTY RECORDER.**

**MODIFICATION OF MORTGAGE DATED AUGUST 17, 2003 RECORDED SEPTEMBER 12, 2003 AS DOCUMENT #0325503064 IN THE OFFICE OF COOK COUNTY RECORDER.**

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

See EXHIBIT A, which is attached to this Modification and made a part of this Modification as if fully set forth herein.

The Real Property or its address is commonly known as 940-948 GREEN BAY ROAD AND 1073-1079 GAGE, WINNETKA, IL 60093. The Real Property tax identification number is 05-17-120-021-0000.

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

**The stated maturity date of the Mortgage is hereby deleted. The term and duration of the Mortgage (as herein and previously modified) shall extend until all the Indebtedness (as therein defined) is fully paid and satisfied.**

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

Loan No: 9001

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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 endorser 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 AUGUST 17, 2010.**

GRANTOR:

**CHICAGO TITLE LAND TRUST COMPANY, not personally but as Trustee under that certain trust agreement dated 12-07-1973 and known as TRUST #4020.**

By:   
TRUST OFFICER

LENDER:

AMALGAMATED BANK OF CHICAGO

x   
Authorized Signer SVP

This instrument is executed by the undersigned Land Trustee, not personally but solely as Trustee in the exercise of the power and authority conferred upon and vested in it as such Trustee. It is expressly understood and agreed that all the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee are undertaken by it solely in its capacity as Trustee and are not personally assumed by or shall at any time be asserted or enforceable against the Trustee on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the Trustee in this instrument.

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## MODIFICATION OF MORTGAGE (Continued)

Loan No: 9001

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### TRUST ACKNOWLEDGMENT

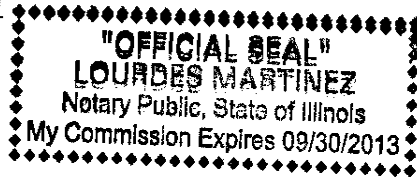
STATE OF Illinois )  
 ) SS  
 COUNTY OF Cook )

On this 18th day of August, 2010 before me, the undersigned Notary Public, personally appeared **TRUST OFFICER**, Harriet Denisevicz of **CHICAGO TITLE LAND TRUST COMPANY, Trustee of TRUST #4020**, 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 of the trust.

located at  
 By *Loures Martinez* corporation/ **Residing at** 171 North Clark Street  
Chicago

Notary Public in and for the State of Illinois 60601

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



Office of Cook County Clerk's Office

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## MODIFICATION OF MORTGAGE (Continued)

Loan No: 9001

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### LENDER ACKNOWLEDGMENT

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF COOK )

On this 18TH day of AUGUST, 2010 before me, the undersigned Notary Public, personally appeared KAY ZILKA and known to me to be the SENIOR VICE PRESIDENT, authorized agent for **AMALGAMATED BANK OF CHICAGO** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **AMALGAMATED BANK OF CHICAGO**, duly authorized by **AMALGAMATED BANK OF 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 **AMALGAMATED BANK OF CHICAGO**.

By Nicole C. Levon Residing at \_\_\_\_\_

Notary Public in and for the State of Illinois

My commission expires 12-26-2010



County Clerk's Office

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## EXHIBIT A

LOTS 23 AND 24 IN BLOCK 3 IN JARED GAGE'S SUBDIVISION OF THAT PART OF THE NORTH WEST ¼ OF FRACTIONAL SECTION 17 AND PART OF THE EAST ½ OF THE SOUTH WEST ¼ OF FRACTIONAL SECTION 8, EXCEPT THAT PART OF LOT 23, THAT IS DESCRIBED AS FOLLOWS: BEGINNING AT MOST WESTERLY CORNER OF SAID LOT 23 AND RUNNING THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 6.78 FEET THENCE SOUTHERLY IN A STRAIGHT LINE 36.33 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF SAID LOT 35.69 FEET SOUTHEASTERLY OF MOST WESTERLY CORNER THEREOF THENCE NORTH WESTERLY ALONG THE SOUTH WESTERLY LINE OF SAID LOT 35.69 FEET TO THE POINT OF BEGINNING, ALL IN TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. ALSO,

THAT PART OF LOT 20 LYING EASTERLY OF THE EASTERLY LINE OF 16 FOOT ALLEY RUNNING NORTHERLY AND SOUTHERLY ACROSS THE EASTERLY PORTION OF SAID LOT 20 IN BLOCK 3 IN JARED GAGE'S SUBDIVISION OF PART OF THE NORTH WEST ¼ OF FRACTIONAL SECTION 17 AND PART OF THE EAST ½ OF THE SOUTH WEST ¼ OF FRACTIONAL SECTION 8, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID LOT 20, 3.0 FEET SOUTHWESTERLY OF THE MOST SOUTHERLY CORNER OF LOT 24; THENCE NORTH WESTERLY PARALLEL WITH THE WESTERLY LINE OF LOT 24, 48.49 FEET; THENCE NORTHERLY IN A STRAIGHT LINE 16.10 FEET TO A POINT IN THE NORTHEASTERLY LINE OF SAID LOT 20, 35.69 FEET SOUTHERLY OF THE MOST WESTERLY CORNER OF LOT 23, THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF LOTS 23 AND 24 TO THE MOST SOUTHERLY CORNER OF LOT 24; THENCE SOUTHWESTERLY 3.0 FEET TO THE POINT OF BEGINNING ALL IN COOK COUNTY, ILLINOIS