

# UNOFFICIAL COPY



RECORDATION REQUESTED BY:  
MB Financial Bank, N.A.  
Korean Banking  
6401 North Lincoln Avenue  
Lincolnwood, IL 60712

Doc#: 1028622015 Fee: \$44.25  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 10/13/2010 08:30 AM Pg: 1 of 4

WHEN RECORDED MAIL TO:  
MB Financial Bank, N.A.  
Loan Documentation  
6111 N. River Rd.  
Rosemont, IL 60018

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:  
Ln.#279362/LR#110967, Loan Doc. Specialist  
MB Financial Bank, N.A.  
6111 N. River Road  
Rosemont, IL 60018

## MODIFICATION OF MORTGAGE



THIS MODIFICATION OF MORTGAGE dated September 10, 2010, is made and executed between Christina Chang, Single, whose address is 2289 N. Hazel Time Dr., Vernon Hills, IL 60061 (referred to below as "Grantor") and MB Financial Bank, N.A., whose address is 6401 North Lincoln Avenue, Lincolnwood, IL 60712 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated April 10, 2007 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Mortgage dated as of April 10, 2007 executed by Christina Chang, married ("Grantor") for the benefit of MB Financial Bank, N.A. ("Lender"), recorded on May 16, 2007 as document no. 0713615107, and Assignment of Rents of even date therewith executed by Grantor for the benefit of Lender, recorded May 16, 2007 as document no. 0713615108; modified by Modification of Mortgage recorded March 4, 2008 as document no. 0806457079 . . .

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

THAT PART OF LOT "C" IN BUFFALO GROVE UNIT NO 7, BEING A SUBDIVISION IN SECTION 5, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 893.04 FEET WEST AND 50.0 FEET NORTH OF THE SOUTHEAST CORNER OF THE WEST 3/4 OF THE SOUTHWEST 1/4 OF SECTION 4 (SAID POINT OF BEGINNING BEING A LOT CORNER OF SAID LOT "C") THENCE NORTH ALONG A LOT LINE OF LOT "C" 275.20 FEET TO A LOT

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N  
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N  
INT 8/11

**UNOFFICIAL COPY****MODIFICATION OF MORTGAGE  
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CORNER OF LOT "C"; THENCE SOUTH AT RIGHT ANGLES, 235.86 FEET TO THE NORTH LINE OF DUNDEE ROAD; THENCE EAST, SOUTH AND EAST ALONG THE RIGHT OF WAY LINE OF DUNDEE ROAD TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OR PARCEL 1 AS CREATED BY DOCUMENT NUMBER 22897586, 22897587 AND 22897588

The Real Property or its address is commonly known as 146-150 W. Dundee Rd., Buffalo Grove, IL 60089. The Real Property tax identification number is 03-04-300-010-0000.

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

The definition of "Note" set forth in the Mortgage is hereby amended and restated in its entirety as follows: The word "Note" means individually and collectively, (I) that certain Promissory Note dated as of September 10, 2010 in the original principal amount of \$135,412.00 executed by Borrower and payable to the order of Lender, (II) that certain Promissory Note dated as of July 20, 2010 in the original principal amount of \$509,527.85 executed by Borrower and payable to the order of Lender, all as amended, supplemented, modified or replaced from time to time.

The paragraph titled "Maximum Lien" set forth in the mortgage is hereby amended and restated in its entirety as follows: At no time shall the principal amount of indebtedness secured by the Mortgage, not including sums advanced to protect the security of Mortgage, exceed \$1,289,879.70.

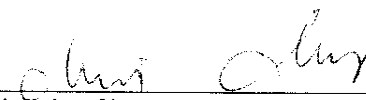
**CONTINUING VALIDITY.** Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by Lender to this Modification does not waive Lender's 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.

**CROSS COLLATERALIZATION.** In addition to the Note, this Agreement secures the following described additional indebtedness: Any obligations for indebtedness pursuant to any Guaranty, loan documents or collateral documents executed by Guarantor shall constitute collateral for all indebtedness of Guarantor to Lender whether said indebtedness is now existing or hereinafter arising.

**CROSS DEFAULT.** Borrower will be in default if Borrower breaks any promise Borrower has made to Lender, or Borrower fails to comply with or to perform when due any other term, obligation, covenant or condition contained in their Note(s) or any agreement related to their Note(s), or in any other agreement or loan Borrower has with Lender.

**GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED SEPTEMBER 10, 2010.**

GRANTOR:

x   
Christina Chang

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## MODIFICATION OF MORTGAGE (Continued)

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LENDER:

MB FINANCIAL BANK, N.A.

X *[Signature]*  
Authorized Signer

### INDIVIDUAL ACKNOWLEDGMENT

STATE OF IL )  
 ) SS  
COUNTY OF COOK )

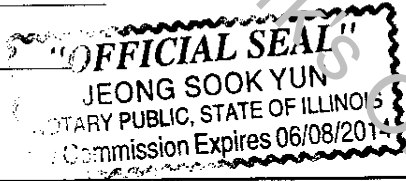
On this day before me, the undersigned Notary Public, personally appeared **Christina Chang**, to me known to be the individual described in and who executed the Modification of Mortgage, and acknowledged that he or she signed the Modification as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 10<sup>th</sup> day of September, 2010.

By *[Signature]* Residing at \_\_\_\_\_

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

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



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## MODIFICATION OF MORTGAGE (Continued)

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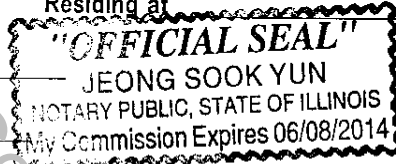
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### LENDER ACKNOWLEDGMENT

STATE OF IL )  
 )  
 COUNTY OF Cook ) SS  
 )

On this 10th day of September, 2010 before me, the undersigned Notary Public, personally appeared Joy Park and known to me to be the VP, authorized agent for **MB Financial Bank, N.A.** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **MB Financial Bank, N.A.**, duly authorized by **MB Financial Bank, N.A.** 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 **MB Financial Bank, N.A.**.

By [Signature] Residing at \_\_\_\_\_  
 Notary Public in and for the State of \_\_\_\_\_  
 My commission expires \_\_\_\_\_



PROCEED TO COOK COUNTY CLERK'S OFFICE