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Illinois Anti-Predatory
Lending Database
Program

Certificate of Exemption



Doc#: 1032056008 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/16/2010 01:43 PM Pg: 1 of 5

Report Mortgage Fraud
800-532-8785

The property identified as: **PIN:** 10-36-228-014-0000

Address:

Street: 2615 W Farwell Avenue

Street line 2:

City: Chicago

State: IL

ZIP Code: 60645

Lender: Community First Bank Chicago

Borrower: Commodore Craft Jr.

Loan / Mortgage Amount: \$138,000.00

This property is located within the program area and the transaction is exempt from the requirements of 765 ILCS 77/70 et seq. because the application was taken by an exempt entity.

Certificate number: 61195B8D-9CD2-4433-9AEF-01126ED54236

Execution date: 11/01/2010

UNOFFICIAL COPY**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

This Modification of Mortgage prepared by:

Dawn Gregory, Assistant Vice President
Community First Bank - Chicago
7555 N. Western Avenue
Chicago, IL 60645

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated November 1, 2010, is made and executed between Commodore Craft Jr., whose address is 2615 W Farwell Avenue, Chicago, IL 60645 (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 February 1, 2008 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

a Mortgage recorded on April 24, 2008 at the Cook County Recorder of Deeds as Document Number 0811556004 on property located at 2615 W. Farwell Avenue, Chicago, Illinois 60645

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

LOTS 5 AND 6 IN BLOCK 9 IN THE NATIONAL CITY REALTY COMPANY'S SECOND ADDITION TO ROGERS PARK MANOR, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 NORTH AND SOUTH OF THE INDIAN BOUNDARY LINE, IN SECTION 36, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 2615 W Farwell Avenue, Chicago, IL 60645. The Real Property tax identification number is 10-36-228-014-0000.

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

Increase the line of credit amount from One Hundred Thousand and No/100 Dollars (\$100,000.00) to One Hundred Thirty Eight Thousand and No/100 Dollars (\$138,000.00) or by Thirty Eight Thousand and No/100 Dollars (\$38,000.00); modify the interest rate from Wall Street Journal Prime minus 0.50% floating with a floor rate of 4.50% to Wall Street Journal Prime plus 2.00% floating with no floor rate; with all other terms and conditions remaining the same.

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

Loan No: 30331580

Page 2

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.

EARLY TERMINATION FEE. If this Credit Line is terminated, by either Borrower or Lender, within 36 months of the date of issuance of this Credit Agreement, Borrower agrees to pay Lender an Early Termination Fee of \$1,350.00 to reimburse Lender for Lender's fees and costs associated with the underwriting, processing, documentation, and ongoing maintenance of this Credit Line.

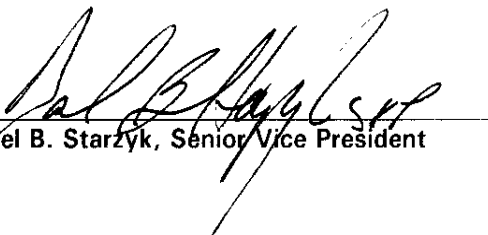
GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED NOVEMBER 1, 2010.

GRANTOR:

x 
Commodore Craft Jr.

LENDER:

COMMUNITY FIRST BANK - CHICAGO

x 
Daniel B. Starzyk, Senior Vice President

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 30331580

Page 3

INDIVIDUAL ACKNOWLEDGMENT

STATE OF IL)
)
 COUNTY OF Cook) SS
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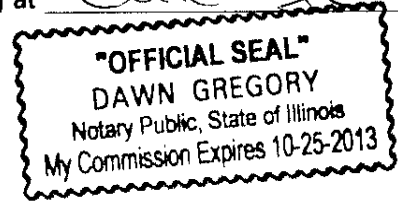
On this day before me, the undersigned Notary Public, personally appeared **Commodore Craft Jr.**, to me known to be the individual described in and who executed the Modification of Mortgage, and acknowledged that he or she signed the Modification as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 1 day of November 2010.

By Dawn Gregory Residing at Chic IL

Notary Public in and for the State of IL

My commission expires 10/25/2013



LENDER ACKNOWLEDGMENT

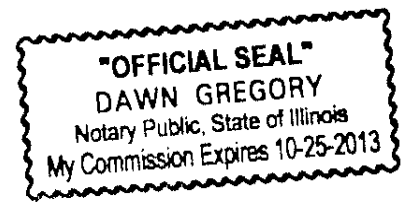
STATE OF IL)
)
 COUNTY OF Cook) SS
)

On this 1 day of November, 2010 before me, the undersigned Notary Public, personally appeared **Daniel B. Starzyk** and known to me to be the **Senior 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 Dawn Gregory Residing at Chic IL

Notary Public in and for the State of IL

My commission expires 10/25/2013



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MODIFICATION OF MORTGAGE (Continued)

Loan No: 30331580

Page 4

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