

# UNOFFICIAL COPY

**RECORDATION REQUESTED BY:**

LAKE FOREST BANK AND  
TRUST COMPANY  
727 N. BANK LANE  
LAKE FOREST, IL 60045

**WHEN RECORDED MAIL TO:**

LAKE FOREST BANK AND  
TRUST COMPANY  
727 N. BANK LANE  
LAKE FOREST, IL 60045



Doc#: 1033608455 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/02/2010 02:20 PM Pg: 1 of 3

**SEND TAX NOTICES TO:**

John Venson, Trustee of The  
Nikki Venson Trust, dated  
December 1, 1996 under the  
provisions of a trust  
agreement dated December 1,  
1996  
1685 Mill Street, #502  
Des Plaines, IL 60016

FOR RECORDER'S USE ONLY

032010249

**This Modification of Mortgage prepared by:**

Sara Sigurdsson  
LAKE FOREST BANK AND TRUST COMPANY  
727 N. BANK LANE  
LAKE FOREST, IL 60045

## MODIFICATION OF MORTGAGE

**THIS MODIFICATION OF MORTGAGE** dated November 15, 2010, is made and executed between John Venson, Successor Trustee of The Nikki Venson Trust dated December 1, 1996 (referred to below as "Grantor") and LAKE FOREST BANK AND TRUST COMPANY, whose address is 727 N. BANK LANE, LAKE FOREST, IL 60045 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated November 9, 2007 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded December 5, 2007 in The Cook County Recorder's Office as Document No. 0733946047.

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

UNIT 502 IN THE MILL RUN CONDOMINIUM, AS DELINEATED ON A SURVEY OF PART OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 95806568, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS

The Real Property or its address is commonly known as 1685 Mill Street, #502, Des Plaines, IL 60016. The Real Property tax identification number is 09-16-304-018-1032.

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

The principal shall be increased to \$159,932.00. In addition, the interest rate shall be increased to The Wall

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

Loan No: 430374-1

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Street Journal Prime Rate floating plus 1.00% and adjustments to the interest rate will be subject to a floor, whereby the interest rate shall under no circumstances be less than 4.50%.

**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 NOVEMBER 15, 2010.**

**GRANTOR:**

X



John Verson, Trustee of The Nikki Venson Trust dated December 1, 1996 under the provisions of a Trust Agreement dated December 1, 1996

**LENDER:****LAKE FOREST BANK AND TRUST COMPANY**

X



Janice Nelson, Senior Vice President

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## MODIFICATION OF MORTGAGE (Continued)

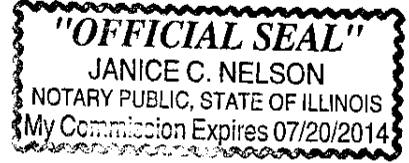
Loan No: 430374-1

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### TRUST ACKNOWLEDGMENT

STATE OF Illinois

)  
) SS  
)



COUNTY OF Lake

On this 17<sup>th</sup> day of November, 2010 before me, the undersigned Notary Public, personally appeared **John Venson, Successor Trustee of The Nikki Venson Trust dated December 1, 1996**, 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.

By Janice C. Nelson Residing at \_\_\_\_\_

Notary Public in and for the State of Ill.

My commission expires 7-20-14

PROPERTY OF COOK COUNTY CLERK'S OFFICE