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Doc#: 1104946075 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/18/2011 12:34 PM Pg: 1 of 4

WHEN RECORDED MAIL TO:
BankFinancial, F.S.B.
15W060 North Frontage Road
Burr Ridge, IL 60527

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:
Commercial - 1902014095 (TV)
BankFinancial, F.S.B.
15W060 North Frontage Road
Burr Ridge, IL 60527

PRO TITLE GROUP, INC
15W060 N. FRONTAGE ROAD
BURR RIDGE, IL 60527

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated November 1, 2010, is made and executed between George J. Bahramis, whose address is 236 Waukegan Rd., Glenview, IL 60025 (referred to below as "Grantor") and BankFinancial, F.S.B., whose address is 15W060 North Frontage Road, Burr Ridge, IL 60527 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated September 1, 2009 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

MORTGAGE AND ASSIGNMENT OF RENTS DATED SEPTEMBER 1, 2009 AND RECORDED ON NOVEMBER 17, 2009 AS DOCUMENT NUMBERS 0932108045 AND 0932108046 RESPECTIVELY.

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

LOTS 8 AND 9 IN BLOCK 10 IN HARLEM PARK SUBDIVISION NO. 1, BEING A SUBDIVISION IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 2, 1926 AS DOCUMENT NUMBER 9390755, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 236 Waukegan Rd., Glenview, IL 60025. The Real Property tax identification number is 10-07-311-019-0000 and 10-07-311-020-0000.

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

MATURITY DATE. The maturity date of the Note is hereby extended from November 1, 2010 to December 1, 2011. All principal and accrued interest not yet paid is payable on the Maturity Date.

INTEREST RATE. Effective November 1, 2010, the Note shall accrue interest at the fixed rate per annum of 6.75%.

PAYMENTS. Borrower will pay this loan in 12 regular payments of \$594.47 each and one irregular last payment estimated at \$76,134.03. Borrower's first payment is due December 1, 2010, and all subsequent

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COOK

PRO TITLE GROUP, INC

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(Continued)**

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payments are due on the same day of each month after that. Borrower's final payment will be due on December 1, 2011, and will be for all principal and all accrued interest not yet paid. Payments include principal and interest. These payments reflect a 20-year amortization.

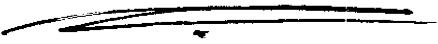
CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by Lender to this Modification does not waive Lender's right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

FIELD AUDIT. Grantor shall keep and maintain at all times at the Property, the Grantor's principal place of business or the management agent's office, and upon Lender's request shall make available at the Property (or other location acceptable to Lender in its discretion), complete and accurate books of account and records (including copies of supporting bills and invoices and bank statements) adequate to reflect correctly the operation of the Property, and copies of all written contracts, Leases, and other instruments which affect the Property. The books, records, contracts, leases and other instruments shall be subject to examination, inspection and audit at any reasonable time by Lender or its representative.

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

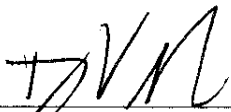


 George J. Bahramis

LENDER:

BANKFINANCIAL, F.S.B.

X



 Authorized Signer

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MODIFICATION OF MORTGAGE (Continued)

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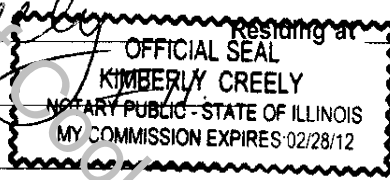
INDIVIDUAL ACKNOWLEDGMENT

STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this day before me, the undersigned Notary Public, personally appeared **George J. Bahramis**, 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 4th day of Feb, 2011.

By Kimberly Creely Residing at _____
 Notary Public in and for the State of _____
 My commission expires _____

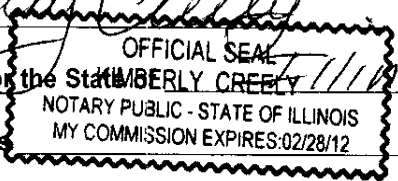


LENDER ACKNOWLEDGMENT

STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 4th day of Feb, 2011 before me, the undersigned Notary Public, personally appeared TERRY VELAN and known to me to be the SEC VP, authorized agent for **BankFinancial, F.S.B.** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **BankFinancial, F.S.B.**, duly authorized by **BankFinancial, F.S.B.** 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 **BankFinancial, F.S.B.**.

By Kimberly Creely Residing at _____
 Notary Public in and for the State of ILLINOIS
 My commission expires _____



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MODIFICATION OF MORTGAGE (Continued)

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