



Doc#: 1122456003 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/12/2011 10:39 AM Pg: 1 of 4

RECORDATION REQUESTED BY:
PAN AMERICAN BANK
2627 WEST CERMAK ROAD
CHICAGO, IL 60608-3514

WHEN RECORDED MAIL TO:
PAN AMERICAN BANK
2627 WEST CERMAK ROAD
CHICAGO, IL 60608-3514

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:
Frank Alessi, Loan Processor
Pan American Bank
2627 West Cermak Road
Chicago, IL 60608

CS11026071

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated August 3, 2011, is made and executed between Frank-Christ Buildings, LLC, an Illinois Limited Liability Corporation, whose address is 3460 N. Broadway St., Chicago, IL 60657 (referred to below as "Grantor") and PAN AMERICAN BANK, whose address is 2627 WEST CERMAK ROAD, CHICAGO, IL 60608-3514 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated November 18, 2010 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows

Mortgage and Assignment of Rents from Frank-Christ Building, LLC to Pan American Bank, dated 11/18/2010 and recorded on 12/01/2010 as document numbers 1033556031 and 1033556032 respectively

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

LOTS 1, 2, AND 3 IN BLOCK 15 IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 AND 23 TO 37 INCLUSIVE, IN PINE GROVE, A SUBDIVISION OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 3440 N. Broadway St., Chicago, IL 60657. The Real Property tax identification number is 14-21-304-024-0000.

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

Increase of Loan amount from **\$1,600,000.00 to \$1,820,000.00.**

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

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

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Loan No: 119000595

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 AUGUST 3, 2011.

GRANTOR:

FRANK-CHRIST BUILDINGS, LLC

THE MARIA A. KAMBEROS LIVING TRUST DATED FEBRUARY 2, 1990
AND AMENDED NOVEMBER 14, 2000, member of Frank-Christ Buildings,
LLC

By: Maria A. Kamberos, Trustee
Maria A. Kamberos, Trustee of The Maria A. Kamberos Living
Trust Dated February 2, 1990 and amended November 14,
2000

LENDER:

PAN AMERICAN BANK

X 
Authorized Signer

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 119000595

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

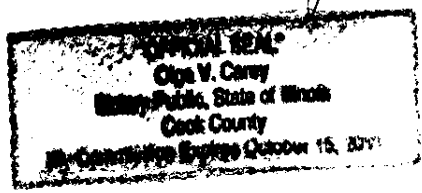
STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 3rd day of August, 2011 before me, the undersigned Notary Public, personally appeared Maria A. Kamberos, Trustee of The Maria A. Kamberos Living Trust Dated February 2, 1990 and amended November 14, 2000, Member of Frank-Christ Buildings, LLC, and known to me to be a member or designated agent of the limited liability company that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, 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 limited liability company.

By Olga V. Carey Residing at 3714 N Broadway, Chicago, IL

Notary Public in and for the State of IL

My commission expires 10/15/2011



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MODIFICATION OF MORTGAGE (Continued)

Loan No: 119000595

LENDER ACKNOWLEDGMENT

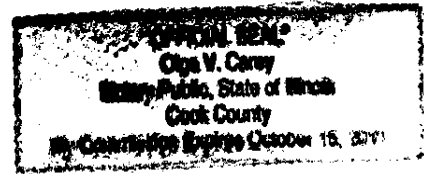
STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 3rd day of August, 2011 before me, the undersigned Notary Public, personally appeared _____ and known to me to be the _____, authorized agent for **PAN AMERICAN BANK** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **PAN AMERICAN BANK**, duly authorized by **PAN AMERICAN BANK** 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 **PAN AMERICAN BANK**.

By Olga V. Carey Residing at 3714 N Broadway, Chicago, IL

Notary Public in and for the State of IL

My commission expires 10/15/2011



Cook County Clerk's Office