



Doc#: 1125026019 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 09/07/2011 08:45 AM Pg: 1 of 4

Gene

K9749

FIRST COMMUNITY BANK
165 S RANDALL RD
ELGIN, IL 60123
(LENDER)

MODIFICATION AND EXTENSION OF MORTGAGE

Table with 2 columns: GRANTOR and BORROWER. Rows include names (ZOI MITRI, NATASHA MITRI), addresses (56 SIEMS DR, GLENDALE HEIGHTS IL 60139-1880), and identification numbers (000-00-0000, 318-94-0645).

THIS MODIFICATION AND EXTENSION OF MORTGAGE, dated the 23rd day of AUGUST 2011, is executed by and between the parties indicated below and Lender.

A. On 06/04/07, Lender made a loan ("Loan") to Borrower evidenced by Borrower's promissory note ("Note") payable to Lender in the original principal amount of One hundred ninety seven thousand five hundred ***** Dollars (\$ 197,500.00), which Note was secured by a Mortgage ("Mortgage") executed by Grantor for the benefit of Lender covering the real property described on Schedule A below ("Property") and recorded in Book N/A at Page N/A Filing date 06/07/07 as Document No. 07158 11/8 * in the records of the Recorder's (Registrar's) Office of COOK County, Illinois. The Note and Mortgage and any other related documents including, but not limited to, a Guaranty dated 06/04/07 executed by Guarantor for the benefit of Lender are hereafter cumulatively referred to as the "Loan Documents".

B. The parties have agreed to modify and extend the maturity date of the Note, and it is necessary to provide for a similar modification and extension of the Mortgage. The parties agree as follows:

- (1) The maturity date of the Note is being extended and may be subject to future advances.
(2) The parties acknowledge and agree that, as of 09/23/11, the unpaid principal balance due under the Note was \$ 350,000.00, and the accrued and unpaid interest on that date was \$.00.
(3) Grantor represents and warrants that Grantor owns the property free and clear of any liens or encumbrances other than the liens described on Schedule B below.
(4) Except as expressly modified herein, all terms and conditions of the Loan Documents shall remain in full force and effect. The parties hereby adopt, ratify and confirm these terms and conditions as modified.
(5) Borrower, Grantor and Guarantor agree to execute any additional documents which may be required by Lender to carry out the intention of this Agreement. As of the date of this Agreement, there are no claims, defenses, setoffs or counterclaims of any nature which may be asserted against Lender by any of the undersigned. *AND AS MODIFIED BY MODIFICATION AND EXTENSION OF MORTGAGE DATED 9/01/09 AS RECORDED 9/24/09 AS DOC #0926729059
(6) The Mortgage is further modified as follows: SEE SCHEDULE B

BOX 333-CT

Handwritten notations: S Y, P 4, N, SCY, INT

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SCHEDULE A

SEE ATTACHED EXHIBIT 'A'

Address of Real Property: 175 PICKWICK PLACE
SCHAUMBURG, IL 60193

Permanent Index No.(s): 07-27-312-012

SCHEDULE B

THE SECURED DEBT INCLUDES A REVOLVING LINE OF CREDIT PROVISION. ALTHOUGH THE SECURED DEBT MAY BE REDUCED TO A ZERO BALANCE, THIS SECURITY INSTRUMENT WILL REMAIN IN EFFECT UNTIL RELEASED.

GRANTOR:

Zoi Mitri

ZOI MITRI

GRANTOR:

GRANTOR:

Natasha Mitri

NATASHA MITRI

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

UNOFFICIAL COPY

BORROWER:

ZOI MITRI

BORROWER:

BORROWER:

BORROWER:

GUARANTOR:

GUARANTOR:

BORROWER:

NATASHA MITRI

BORROWER:

BORROWER:

BORROWER:

GUARANTOR:

GUARANTOR:

LENDER: FIRST COMMUNITY BANK

State of ILLINOIS)

County of _____)
ss.

State of ILLINOIS)

County of KANE)
ss.

I, the undersigned _____ a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Zoi Mitri and Natasha Mitri personally known to me to be the same person S whose name S

_____ subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed, and delivered the said instrument as 2 free and voluntary act, for the uses and purposes herein set forth.

The foregoing instrument was acknowledged before me this August 26, 2011 by Michael P. Hawley as Sr. Vice President

on behalf of the First Community Bank

Given under my hand and official seal, this 26th day of August, 2011

Sahira Virani 8/24/2011

Notary Public
OFFICIAL SEAL
SALIMA VIRANI
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXP. 3/17/2014

Commission expires

Dina Strepek

Notary Public
OFFICIAL SEAL
DINA STREPEK
Notary Public, State of Illinois
My Commission Expires Aug. 13, 2012

Commission expires:

Prepared by and return to:
FIRST COMMUNITY BANK
165 S RANDALL RD
ELGIN, IL 60123

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EXHIBIT 'A'

THAT PART OF LOT 18254 (EXCEPT THAT PART OF SAID LOT 18254 LYING SOUTH OF A LINE DRAWN AT 90 DEGREES TO THE EAST LINE OF SAID LOT AT A POINT ON SAID EAST LINE 195.43 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT), IN SECTION 3, WEATHERSFIELD UNIT 18, BEING A SUBDIVISION IN THE SOUTHWEST ¼ OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID LOT 18254; THENCE SOUTH 47 DEGREES, 59 MINUTES, 30 SECONDS EAST (FOR THE PURPOSE OF DESCRIBING THIS PARCEL THE WEST LINE OF SAID LOT 18254 IS TAKEN AS 'NORTH AND SOUTH') ALONG THE NORTHEASTERLY LINE OF SAID LOT 18254, 157.30 FEET; THENCE SOUTH 42 DEGREES, 00 MINUTES, 30 SECONDS EAST, 110.30 FEET, TO THE POINT OF BEGINNING OF THE PARCEL HEREON DESCRIBED; THENCE SOUTH 47 DEGREES, 59 MINUTES, 30 SECONDS EAST, 1.83 FEET; THENCE SOUTH 42 DEGREES, 00 MINUTES, 30 SECONDS WEST 3.00 FEET; THENCE SOUTH 47 DEGREES, 59 MINUTES, 30 SECONDS EAST, 48.17 FEET; THENCE SOUTH 42 DEGREES, 00 MINUTES, 30 SECONDS WEST, 46.00 FEET; THENCE NORTH 47 DEGREES, 59 MINUTES, 30 SECONDS WEST, 1.83 FEET; THENCE NORTH 42 DEGREES, 00 MINUTES, 30 SECONDS EAST, 3.00 FEET; THENCE NORTH 47 DEGREES, 59 MINUTES, 30 SECONDS WEST, 48.17 FEET; THENCE NORTH 42 DEGREES, 00 MINUTES, 30 SECONDS EAST, 46.00 FEET, TO THE POINT OF BEGINNING.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF PROTECTIVE COVENANTS DATED MARCH 9, 1978 AND RECORDED MARCH 31, 1978 AS DOCUMENT 24384493 AND AS CREATED BY DEED FROM FIRST NATIONAL BANK OF DES PLAINES, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 17, 1977 AND KNOWN AS TRUST NUMBER 7200207 TO LEON TCHEUPDJIAN AND LINDA S. TCHEUPDJIAN DATED APRIL 3, 1977 AND RECORDED JUNE 7, 1978 AS DOCUMENT 24479723 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

PIN #: 07-27-302-012-0000

COMMONLY KNOWN AS: 175 PICKWICK PLACE
SCHAUMBURG, ILLINOIS 60193