

UNOFFICIAL COPY



Doc#: 1125146004 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 09/08/2011 10:20 AM Pg: 1 of 4



Doc#: Fee: \$6.00  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 09/08/2011 10:20 AM Pg: 0

WHEN RECORDED MAIL TO:

Inland Bank and Trust  
2805 Butterfield Road, Suite  
200  
Oak Brook, IL 60523

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:  
ELVA CARRASCO  
Inland Bank and Trust  
2805 Butterfield Road, Suite 200  
Oak Brook, IL 60523

PRO TITLE GROUP, INC  
15W080 N. FRONTAGE ROAD  
BURR RIDGE, IL 60527

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated August 5, 2011, is made and executed between 6217 S Kimbark, Inc., an Illinois Corporation, whose address is 236 Waukegan, Glenview, IL 60025 (referred to below as "Grantor") and Inland Bank and Trust, whose address is 2805 Butterfield Road, Suite 200, Oak Brook, IL 60523 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated March 14, 2006 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded April 12, 2006 as Document #0610208059, Modification of Mortgage dated August 1, 2008, recorded August 27, 2008 as Document #0824008241, Modification of Mortgage dated September 1, 2009 recorded October 22, 2009 as Document #0929557175 and a Modification of Mortgage dated February 1, 2010 and recorded April 16, 2010 as Document #1010608243.

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

LOT 9 IN THE SUBDIVISION OF BLOCK 4 IN O.R. KEITH'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 6240 S. Kimbark Ave, Chicago, IL 60637. The Real Property tax identification number is 20-14-412-021-0000.

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

The definition of the "Note" as described in the "Mortgage" shall be hereby deleted and substituted by the following:

Note. The word "Note" means the promissory note dated August 5, 2011 in the original principal amount of \$2,256,164.00 from Grantor to Lender, which is a renewal of a certain promissory note dated February 1, 2010 in the original principal amount of \$2,181,163.60 from Grantor to Lender, which is a renewal of a

212

602079B COOK

PRO TITLE GROUP, INC

4  
3/1/11

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

Loan No: 9014802001

Page 2

certain promissory note dated December 1, 2009 in the original principal amount of \$2,181,163.60 from Grantor to Lender, which is a renewal of a certain promissory note dated August 1, 2008, in the original principal amount of \$2,450,000.00 from Grantor to Lender, which is a renewal of a certain promissory note dated March 14, 2006, in the original principal amount of \$2,450,000.00 from Grantor to Lender together with all renewals of , extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement.

**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 AUGUST 5, 2011.**

GRANTOR:

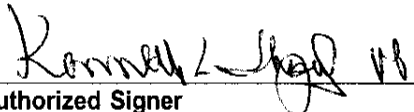
6217 S KIMBARK, INC.

By: 

George J. Bahramis, President of 6217 S Kimbark, Inc.

LENDER:

INLAND BANK AND TRUST

x   
Authorized Signer

# UNOFFICIAL COPY

## MODIFICATION OF MORTGAGE (Continued)

Loan No: 9014802001

Page 3

### CORPORATE ACKNOWLEDGMENT

STATE OF ILLINOIS )

COUNTY OF COOK ) SS

On this 23rd day of August, 2011 before me, the undersigned Notary Public, personally appeared **George J. Bahramis, President of 6217 S Kimbark, Inc.**, and known to me to be an authorized agent of the corporation that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, 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 corporation.

By Panagiotia Sfondilis Residing at \_\_\_\_\_

Notary Public in and for the State of ILLINOIS

My commission expires 12/3/14



COOK County Clerk's Office

# UNOFFICIAL COPY

## MODIFICATION OF MORTGAGE (Continued)

Loan No: 9014802001

Page 4

### LENDER ACKNOWLEDGMENT

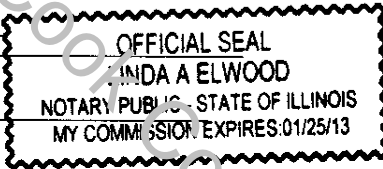
STATE OF Illinois )  
 ) SS  
 COUNTY OF DuPage )

On this 24 day of Aug, 2011 before me, the undersigned Notary Public, personally appeared Kenneth L. Shapiro and known to me to be the VP, authorized agent for **Inland Bank and Trust** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Inland Bank and Trust**, duly authorized by **Inland Bank and Trust** 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 **Inland Bank and Trust**.

By [Signature] Residing at \_\_\_\_\_

Notary Public in and for the State of IL

My commission expires \_\_\_\_\_



County Clerk's Office