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Doc#: 1207434058 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/14/2012 01:24 PM Pg: 1 of 4

Space Above This Line For Recording Data

This instrument was prepared by Loan Operations, Lakeside Bank, 1055 W. Roosevelt Road, Chicago, IL 60608-1559

When recorded return to Loan Operations, Lakeside Bank, 1055 W. Roosevelt Road, Chicago, IL 60608-1559

MODIFICATION OF MORTGAGE

DATE AND PARTIES. The date of this Real Estate Modification (Modification) is March 6, 2012. The parties and their addresses are:

MORTGAGOR:

JAMES TAI

1221 West 33rd Place
Chicago, IL 60608-6459

LENDER:

LAKESIDE BANK

Organized and existing under the laws of Illinois
55 W. WACKER DRIVE
CHICAGO, IL 60601

1. BACKGROUND. Mortgagor and Lender entered into a security instrument dated March 6, 2009 and recorded on March 13, 2009 (Security Instrument). The Security Instrument was recorded in the records of Cook County, Illinois at the Recorder of Deeds as Document Number 0907222102 and covered the following described Property:

See attached Exhibit A

The property is located in Cook County at 2002 South Wentworth Ave, Ste 104, Chicago, Illinois 60616-1519.

2. MODIFICATION. For value received, Mortgagor and Lender agree to modify the Security Instrument as provided for in this Modification.

The Security Instrument is modified as follows:

A. Secured Debt. The secured debt provision of the Security Instrument is modified to read:

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(1) Secured Debts. The term "Secured Debts" includes and this Security Instrument will secure each of the following:

(a) Specific Debts. The following debts and all extensions, renewals, refinancings, modifications and replacements. A promissory note or other agreement, No. 60608391, dated March 6, 2009, from Mortgagor to Lender, with a loan amount of \$416,650.91, with an interest rate of 5.500 percent per year and maturing on March 6, 2017.

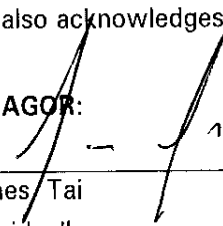
(b) All Debts. All present and future debts from Mortgagor to Lender, even if this Security Instrument is not specifically referenced, or if the future debt is unrelated to or of a different type than this debt. If more than one person signs this Security Instrument, each agrees that it will secure debts incurred either individually or with others who may not sign this Security Instrument. Nothing in this Security Instrument constitutes a commitment to make additional or future loans or advances. Any such commitment must be in writing. In the event that Lender fails to provide any required notice of the right of rescission, Lender waives any subsequent security interest in the Mortgagor's principal dwelling that is created by this Security Instrument. This Security Instrument will not secure any debt for which a non-possessory, non-purchase money security interest is created in "household goods" in connection with a "consumer loan," as those terms are defined by federal law governing unfair and deceptive credit practices. This Security Instrument will not secure any debt for which a security interest is created in "margin stock" and Lender does not obtain a "statement of purpose," as defined and required by federal law governing securities. This Modification will not secure any other debt if Lender fails, with respect to that other debt, to fulfill any necessary requirements or limitations of Sections 19(a), 32, or 35 of Regulation Z.

(c) Sums Advanced. All sums advanced and expenses incurred by Lender under the terms of this Security Instrument.

3. CONTINUATION OF TERMS. Except as specifically amended in this Modification, all of the terms of the Security Instrument shall remain in full force and effect.

SIGNATURES. By signing, Mortgagor agrees to the terms and covenants contained in this Modification. Mortgagor also acknowledges receipt of a copy of this Modification.


MORTGAGOR:



James Tai
Individually

LENDER:

LAKESIDE BANK

By 
Stan J. Bochnowski, Executive Vice President

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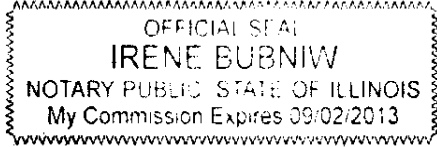
ACKNOWLEDGMENT.

(Individual)

State OF Illinois, County OF Cook ss.

This instrument was acknowledged before me this 9th day of March, 2012
by James Tai.

My commission expires:



[Signature]

(Notary Public)

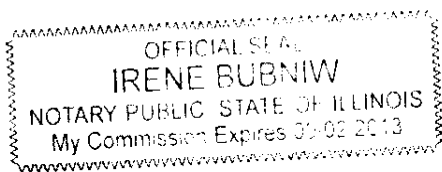
Property of Cook County Clerk's Office

(Lender Acknowledgment)

State OF Illinois, County OF Cook ss.

This instrument was acknowledged before me this 9th day of March, 2012
by Stan J. Bochnowski -- Executive Vice President of LAKESIDE BANK, a corporation, on behalf of the corporation.

My commission expires:



[Signature]

(Notary Public)

UNOFFICIAL COPY**EXHIBIT A****PARCEL 1:**

THAT PART OF LOT 34 WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +13.21 FEET CHICAGO CITY DATUM AND WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +22.76 FEET CHICAGO CITY DATUM AND IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST OF SAID LOT 34; THENCE SOUTH 00 DEGREES 00 MINUTES 58 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 34, A DISTANCE OF 24.00 FEET TO THE PLACE OF BEGINNING (THE EAST LINE OF SAID LOT 34 ALSO BEING THE WEST LINE OF S. WENTWORTH AVENUE); THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 58 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 34, A DISTANCE OF 18.99 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 30 SECONDS WEST, 90.50 FEET TO THE MOST WESTERLY WEST LINE OF SAID LOT 34; THENCE NORTH 00 DEGREES 00 MINUTES 58 SECONDS WEST ALONG THE MOST WESTERLY WEST LINE OF SAID LOT 34, A DISTANCE OF 13.67 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 17 SECONDS EAST, 18.10 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 58 SECONDS WEST, 5.42 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 34 SECONDS EAST, 74.40 FEET TO THE PLACE OF BEGINNING, ALL IN CHINA TOWN SQUARE, BEING A SUBDIVISION OF PART OF BLOCKS 26, 40, 41, 43 AND 44 AND VACATED STREETS AND ALLEYS LYING WITHIN AND ADJOINING SAID BLOCKS IN CANAL TRUSTEES' NEW SUBDIVISION OF BLOCKS IN THE EAST FRACTION OF THE SOUTHEAST FRACTION OF THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 8, 1991 AS DOCUMENT NUMBER 91218654, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED DECEMBER 29, 2008 AS DOCUMENT NUMBER 0836419039 AND FIRST AMENDMENT RECORDED AS DOCUMENT NUMBER --.

Commonly known as 2002 South Wentworth Ave, Ste 104, Chicago, Illinois.

17-21-431-034-0000

17-21-431-071-0000

17-21-431-072-0000