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Doc#: 1319855115 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/17/2013 03:49 PM Pg: 1 of 5

ACCOMMODATION

PRECISION TITLE PK071513-4

**MODIFICATION & EXTENSION OF CREDIT AGREEMENT & MORTGAGE**

This modification and extension of Credit Agreement and Mortgage ("Agreement") is entered into as of the 5<sup>th</sup> day of July, 2013 by and between Park Ridge Community Bank ("Lender") and Gregory P. Vonderheide and Dolores A. Vonderheide (individually and collectively, the "Borrower").

WHEREAS, Lender, has loaned to Borrower the sum of no more than Seventy Five Thousand and 00/100ths Dollars (\$75,000.00) at any time, (the "Loan") as evidenced by a Credit Agreement dated April 20, 2009 (the "Note"), and secured in part by a Mortgage dated April 20, 2009 and recorded in the office of the Cook County Recorder, Illinois, as Document Number (the "Collateral Document"). The real estate related Collateral Document covers the following described premises:

**PARCEL 1:**

**UNIT NO. 301D IN THE 7041 RENAISSANCE CONDOMINIUM, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS DEFINED AND DELINEATED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 97583939, AS AMENDED FROM TIME TO TIME, IN THE NORTHWEST ¼ OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**PARCEL 2:**

**THE EXCLUSIVE RIGHT TO USE OF INDOOR PARKING SPACES P AND D AND INDOOR STORAGE SPACES S AND D AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 97583939.**

**PARCEL 3:**

**EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN DOCUMENT NUMBER 9785484.**

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COMMON ADDRESS: 7041 W. Touhy Avenue Unit 301, Niles, IL 60714

PERMANENT TAX NUMBER: 10-31-100-016-1011

WHEREAS, the Borrower has requested, and Lender has agreed to an extension of the maturity and a modification of the terms and conditions of the aforesaid Loan,

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree to modify the Note and Collateral Document as follows:

1. The Recitals set forth above are fully incorporated by reference herein.
2. The unpaid principal balance of the Note is currently Twenty One Thousand Eight Hundred Two and 40/100ths Dollars (\$21,802.40).
3. The maturity of the Note is hereby extended from April 20, 2014 to July 5, 2018, and all documents executed pursuant to the Loan are amended accordingly.
4. The Credit Limit on the subject line of credit is hereby increased from \$75,000.00 to \$100,000.00
5. The definition of the "Credit Agreement" in the Collateral Document is amended by deleting "75,000.00" and substituting "100,000.00".
6. The maximum principal amount of Indebtedness secured by the Mortgage, as set forth in the Mortgage, is increased to \$100,000.00
7. The interest rate shall be changed from the index rate plus 0.250% to the index rate (as defined in the Note). The index rate is currently 3.250% per annum, and therefore the Periodic Rate and the corresponding ANNUAL PERCENTAGE RATE on your Credit Line will be as stated below:

<u>RANGE OF BALANCE OR CONDITIONS</u>	<u>MARGIN ADDED TO INDEX</u>	<u>ANNUAL PERCENTAGE RATE</u>	<u>DAILY RATE</u>
All Balances	0.000%	3.950% Floor Rate (would be 3.250% if there was no floor rate)	0.011%

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8. Borrower also grants Lender a security interest in any deposit accounts that Borrower (or any of them) have now or in the future with Lender. If a regular payment on the Note is not received within 10 days after the "Payment Due Date" shown on your periodic statement, Borrower acknowledges that Lender may withdraw funds from any of Borrower's deposit accounts to pay a delinquent Regular Payment. However, Lender has no obligation to use funds in Borrower's deposit accounts to pay a delinquent Regular Payment, and if Lender does not use funds in Borrower's deposit accounts to pay a delinquent Regular Payment, Lender can enforce any of the "Lender's Rights" set forth in the Note.
9. Borrower further agrees to pay any and all costs which have been paid or incurred to date or may in the future be paid or incurred, by or on behalf of the Lender, including attorney's fees, in connection with any lawsuit, arbitration or matter of any kind, to which borrower is a party, or Lender is made a party, all of which costs shall be secured by any and all property that secures repayment of the Loan.

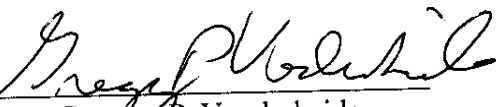
All other terms and conditions of the Note, the aforesaid Collateral Document(s), and other documents executed pursuant to the Loan, are hereby incorporated by reference and in all respects, except as hereby modified, shall remain unchanged and continue in full force and effect.

Borrower represents and warrants that (a) there has been no default under the Note, Collateral Document(s) or any other Loan document, nor has there been an event, which is continuing, which might mature into a default; (b) there has been no adverse change in the financial condition of the Borrower, or any of them, or any other person(s) or entity(s) that are obligated on the Loan, whether directly or indirectly, absolutely or contingently, jointly or severally, or jointly and severally; and (c) there has been no diminution in the value of the mortgaged property or any other property securing the Loan.

Borrower, by execution of this Agreement, hereby reaffirms, assumes and agrees to be bound by all of the obligations, duties, rights, representations, warranties, covenants, terms and conditions that are contained in the Note, the Collateral Document(s), or any other Loan documents.

IN WITNESS WHEREOF, the parties hereto have signed, sealed and delivered this Agreement as of the 5<sup>th</sup> day of July, 2013.

**BORROWER:**

X   
 Gregory P. Vonderheide

X   
 Dolores A. Vonderheide



