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Doc#: 1401455050 Fee: \$44.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/14/2014 03:44 PM Pg: 1 of 4

PRECISION TITLE PKD11314-2 ACCOMMODATION

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

This modification and extension of Credit Agreement and Mortgage ("Agreement") is entered into as of the 30<sup>th</sup> day of December, 2013 by and between Park Ridge Community Bank ("Lender") and Ronald M. Bruno, and Patricia Bruno (individually and collectively, the "Borrower").

WHEREAS, Lender, has loaned to Ronald M. Bruno, Pasquonia Bruno, and Patricia Bruno (Patricia Bruno pursuant to her assumption of the Loan on December 29, 2010) the sum of no more than Two Hundred Sixty Thousand and 00/100ths Dollars (\$260,000.00) at any time, (the "Loan") as evidenced by a Credit Agreement dated December 30, 2005 (the "Note"), as amended from time to time and secured in part by a Mortgage dated December 30, 2005 and recorded in the office of the Cook County Recorder, Illinois, as Document Number: 0603733077(the "Collateral Document"). The Collateral Document covers the following premises:

LOT 14 IN FIRST ADDITION TO CUMBERLAND HEIGHTS, BEING A SUBDIVISION OF THE NORTH 207.0 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON FEBRUARY 16, 1954 AS DOCUMENT NUMBER 1507628.

COMMON ADDRESS: 8257 W. FOSTER, NORRIDGE, IL 60706

PERMANENT TAX NUMBER: 12-11-413-031-0000

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WHEREAS, Pasquonia Bruno died on June 21, 2009, and the Borrower is now the sole owner of the aforesaid premises,

WHEREAS, the Borrower has requested an extension of the maturity and an elimination of the interest rate floor,

WHEREAS, Lender has agreed to such an extension of the maturity and modification of terms and conditions of the Loan subject to Borrower causing the granting of an Assignment of Rents as additional collateral for the 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 Two Hundred Thirty Three Thousand Two Hundred Sixty Three and 51/100ths Dollars (\$233,263.51).
3. The maturity of the Note is hereby extended from December 30, 2013 to December 30, 2016, and all documents executed pursuant to the Loan are amended accordingly.
4. The interest rate floor is hereby eliminated.
5. No further advances will be allowed under the Note.
6. 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.
7. Borrower further agrees to pay any and all costs including reasonable attorney's fees which have been paid or incurred or may in the future be paid or incurred, by or on behalf of the Lender in connection with any lawsuit, arbitration or matter of any kind involving Borrower and to which Lender is made a party, all of which costs shall be secured by any and all property that secures repayment of the Note.
8. No Borrower, without Lender's prior written consent, shall in any manner transfer, sell, convey, assign or dispose of a material portion of such Borrower's assets (based upon the assets owned by Borrower as disclosed in the most recent

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financial statement provided to Lender prior to closing of the Loan evidenced by this Note)

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 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, or any other Loan documents.

IN WITNESS WHEREOF, the parties hereto have signed, sealed and delivered this Agreement as of the 30<sup>th</sup> day of December, 2013.

**BORROWER:**

X Ronald M. Bruno  
Ronald M. Bruno, Individually

X Patricia A. Bruno  
Patricia A. Bruno, Individually

**GRANTOR:**

X Ronald M. Bruno  
Ronald M. Bruno, Individually

X Patricia A. Bruno  
Patricia A. Bruno, Individually

**PARK RIDGE COMMUNITY BANK**

By: Geraldine Cooper  
Geraldine Cooper, Vice President

Attest: Mark A. Cisek  
Mark A. Cisek, Assistant Vice President

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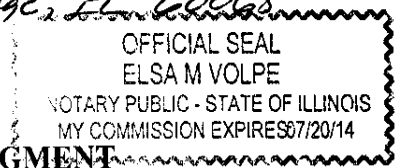
## INDIVIDUAL ACKNOWLEDGMENT

(STATE OF ILLINOIS)  
 ) SS.  
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Ronald M. Bruno and Patricia A. Bruno, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth. Given under my hand and Notary Seal this 30<sup>th</sup> day of December, 2013.

By: [Signature] Residing at 626 TALCOTT Rd  
Park Ridge, IL 60068

Notary Public in and for the State of ILLINOIS  
My commission expires 07/20/2014



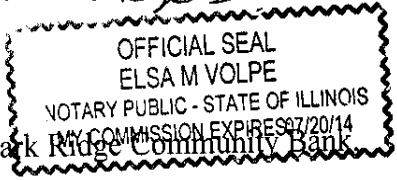
## BANKING CORPORATION ACKNOWLEDGMENT

(STATE OF ILLINOIS)  
 ) SS.  
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Geraldine Cooper, personally known to me to be the Vice President of PARK RIDGE COMMUNITY BANK, an Illinois banking corporation, and Mark A. Cisek, personally known to me to be the Assistant Vice President of said banking corporation, and personally known to me to be the same persons whose names are subscribed to foregoing instrument, appeared before me this day in person and severally acknowledged that as such officers, they signed and delivered that said instrument of said banking corporation and caused the corporate seal of said banking corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said banking corporation, as their free and voluntary act, and as the free and voluntary act and deed of said banking corporation, for the uses and purposes therein set forth. Given under my hand and Notary Seal this 30<sup>th</sup> day of December, 2013.

By: [Signature] Residing at 626 TALCOTT Rd  
Park Ridge IL 60068

Notary Public in and for the State of ILLINOIS  
My commission expires 07/20/14



This document prepared by Thomas E. Carter, President of Park Ridge Community Bank  
626 Talcott Road, P.O. Box 829, Park Ridge, IL. 60068

MAIL TO: PARK RIDGE COMMUNITY BANK, 626 TALCOTT ROAD, P.O. BOX  
829, PARK RIDGE, ILLINOIS 60068