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RECORDATION REQUESTED BY:

COLE TAYLOR BANK
350 E. Dundee Rd.
Wheeling, IL 60090



97454461

WHEN RECORDED MAIL TO:

COLE TAYLOR BANK
Client Services
350 E. Dundee
Wheeling, IL 60090

DEPT-01 RECORDING \$25.50
TRAN 8072 06/24/97 08:39:00
45134 & IR #--97-454461
COOK COUNTY RECORDER

SEND TAX NOTICES TO:

Oreal James and Vanessa Scott
James
5037 S. Prairie Ave., Garden Apt.
Chicago, IL 60615

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by: Cole Taylor Bank (Loan Services - CL)
P.O. Box 909743
Chicago, IL 60690-9743

(Handwritten initials)

*THIS INSTRUMENT IS BEING PLACED
ON RECORD BY INVESTORS TITLE
GUARANTEE AS AN ACCOMMODATION
ONLY. NO DETAILED EXAMINATION HAS
BEEN MADE AS TO ITS VALIDITY.

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE IS DATED JUNE 1, 1997, BETWEEN Oreal James and Vanessa Scott James, his wife, in joint tenancy, (referred to below as "Grantor"), whose address is 5037 S. Prairie Ave., Garden Apt., Chicago, IL 60615; and COLE TAYLOR BANK (referred to below as "Lender"), whose address is 350 E. Dundee Rd., Wheeling, IL 60090.

MORTGAGE. Grantor and Lender have entered into a mortgage dated July 15, 1996 (the "Mortgage") recorded in Cook County, State of Illinois as follows:

Recorded by the Cook County Recorder of Deeds on July 24, 1996 as document #96-862819

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

THE SOUTH 50 FEET OF THE NORTH 100 FEET OF BLOCK 6 IN CHARLES BUSBY'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, 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 5037-39 S. Prairie, Chicago, IL 60637. The Real Property tax identification number is 20-10-122-007.

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

The last line of the definition of the word "indebtedness" in the Mortgage is hereby deleted and the following inserted therefor: "At no time shall the principal amount of indebtedness secured by the Mortgage, not including sums advance to protect the security of the Mortgage, exceed \$104,000.00." (This is an increase from \$68,000.00 to \$104,000.00).

The Note, secured by the Mortgage, has been renewed and increased the date of this Modification of Mortgage. The principal amount of the Note has increased from \$68,000.00 to \$104,000.00. The Mortgage shall secure the increased principal amount of the Note.

THIS MORTGAGE IS INTENDED TO AND SHALL BE VALID AND HAVE PRIORITY OVER ALL SUBSEQUENT LIENS AND ENCUMBRANCES, INCLUDING STATUTORY LIENS, EXCEPTING SOLELY TAXES AND ASSESSMENTS LEVIED ON THE REAL PROPERTY, TO THE EXTENT OF THE MAXIMUM AMOUNT SECURED HEREBY.

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect. 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

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06-01-1997
Loan No 0002


MODIFICATION OF MORTGAGE (Continued)


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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.

EACH GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE, AND EACH GRANTOR AGREES TO ITS TERMS.


GRANTOR:

X 
Oreal James

X 
Vanessa Scott James

LENDER:

COLE TAYLOR BANK

By: 
Authorized Officer

Cook County Clerk's Office

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Illinois)
) ss
COUNTY OF Cook)

.....
"OFFICIAL SEAL"
Ethel Flowers-Morris
Notary Public, State of Illinois
My Commission Expires 02/21/00
.....

On this day before me, the undersigned Notary Public, personally appeared Oreal James and Vanessa Scott James, to me known to be the individuals described in and who executed the Modification of Mortgage, and acknowledged that they signed the Modification as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 1st day of June, 19 97.

By Ethel Flowers-Morris Residing at 850 W Jackson

Notary Public in and for the State of Illinois

My commission expires 02/21/00

LENDER ACKNOWLEDGMENT

STATE OF Illinois)
) ss
COUNTY OF Cook)

.....
"OFFICIAL SEAL"
Ethel Flowers-Morris
Notary Public, State of Illinois
My Commission Expires 02/21/00
.....

On this 1st day of June, 19 97, before me, the undersigned Notary Public, personally appeared Anthony Spears and known to me to be the Vice-President, authorized agent for the Lender that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of the said Lender, duly authorized by the Lender 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 that the seal affixed is the corporate seal of said Lender.

By Anthony Spears Residing at 850 W Jackson

Notary Public in and for the State of Illinois

My commission expires 02/21/00