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RECORDATION REQUESTED BY:

LASALLE BANK NATIONAL
ASSOCIATION
4747 West Irving Park Road
Chicago, IL 60641

97500603

WHEN RECORDED MAIL TO:

LaSalle Bank Illinois
BUSINESS BANKING LOAN
CENTER
4747 W. Dempster St.
Skokie, IL 60076

DEPT-01 RECORDING \$25.00
T60012 TRAN 5903 07/11/97 11:35:00
#8072 # CG *-97-500603
COOK COUNTY RECORDER

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by: Kris Kaitson
4747 W. DEMPSTER STREET
SKOKIE, IL 60076

2500
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A00153838 MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE IS DATED JUNE 28, 1997, BETWEEN Jack Kelsman, a married man, (referred to below as "Grantor"), whose address is 1835 North Winchester Avenue, Chicago, IL 60622; and LASALLE BANK NATIONAL ASSOCIATION (referred to below as "Lender"), whose address is 4747 West Irving Park Road, Chicago, IL 60641.

MORTGAGE. Grantor and Lender have entered into a mortgage dated February 28, 1997 (the "Mortgage") recorded in Cook County, State of Illinois as follows:

A Mortgage made by Grantor to LaSalle Bank National Association, successor to LaSalle Northwest National Bank in the amount of \$250,000.00 dated February 28, 1997 and recorded MARCH 13 1997 with the Recorder of Deeds of Cook County, Illinois as document number 97170917 securing a Mortgage Note made by Grantor to Lender dated February 28, 1997 in the amount of \$250,000.00 ("Note 1").

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

LOTS 65, 66 AND 67 IN BLOCK 37 IN E.R. SMITH'S SUBDIVISION IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
ALL THAT PART OF THE EAST-WEST 16 FOOT PUBLIC ALLEY LYING SOUTH OF THE SOUTH LINE OF LOT 6 TO 10, BOTH INCLUSIVE; LYING NORTH OF THE NORTH LINE OF LOT 65; LYING EAST OF A LINE DRAWN FROM THE SOUTHWEST CORNER OF LOT 10 TO THE NORTHWEST CORNER OF LOT 65; AND LYING WEST OF A LINE DRAWN FROM THE SOUTHEAST CORNER OF LOT 6 TO THE NORTHEAST CORNER OF LOT 65; ALL IN BLOCK 37 IN E.R. SMITH'S SUBDIVISION IN SHEFFIELD'S ADDITION, BEING THE WEST 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; SAID PART OF PUBLIC ALLEY HEREIN VACATED BEING FURTHER DESCRIBED AS THE WEST 121.00 FEET OF THE FIRST EAST-WEST 16.00 FOOT PUBLIC ALLEY SOUTH OF WEST BLOOMINGDALE AVENUE IN THE BLOCK BOUNDED BY WEST BLOOMINGDALE AVENUE, WEST WABANSIA AVENUE, NORTH WINCHESTER AVENUE AND NORTH WOLCOTT AVENUE.

The Real Property or its address is commonly known as 1745, 1747 & 1749 North Winchester Avenue, Chicago, IL 60622. The Real Property tax identification number is 14-31-417-003-0000 & 14-31-417-004-0000 & 14-31-417-005-0000.

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

BOX 333-CTI

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MODIFICATION OF MORTGAGE

Page 2

Loan No

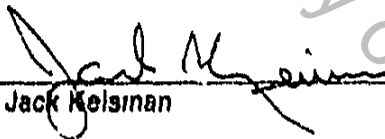
(Continued)

Provide additional financing to Grantor in the amount of \$50,000.00 as evidenced by that certain Promissory Note dated June 25, 1997 in the amount of \$50,000.00 ("Note 2") increasing the total amount of the indebtedness secured by the Mortgage to \$300,000.00.

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 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.

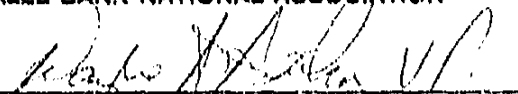
GRANTOR:

X 

Jack Keisman

LENDER:

LASALLE BANK NATIONAL ASSOCIATION

By: 

Authorized Officer

97500603

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MODIFICATION OF MORTGAGE (Continued)

Loan No _____

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Illinois)

) 88

COUNTY OF COOK)

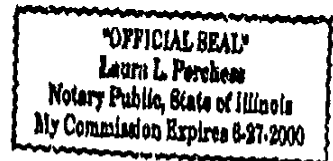
On this day before me, the undersigned Notary Public, personally appeared Jack Keisman, to me known to be the individual described in and who executed the Modification of Mortgage, and acknowledged that he or she signed the Modification as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 25 day of June, 19 97.

By Laura L. Perches Residing at 4323 N. Tripp

Notary Public in and for the State of Illinois

My commission expires 6/27/2000



LENDER ACKNOWLEDGMENT

STATE OF Illinois)

) 88

COUNTY OF COOK)

On this 25 day of June, 19 97, before me, the undersigned Notary Public, personally appeared _____ and known to me to be the _____, 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 Laura L. Perches Residing at 4323 N. Tripp

Notary Public in and for the State of Illinois

My commission expires 6/27/2000



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