

BOX 370

WHEN RECORDED MAIL TO:

LaSalle Bank, F.S.B.
8303 W. Higgins Road - Suite 500
Chicago, IL 60631-2983

FOR RECORDER'S USE ONLY

10 17 8680 ATE 10/1

This Modification of Mortgage prepared by: Debora Thompson
8303 W. Higgins, Suite 500
Chicago, IL 60631

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE IS DATED SEPTEMBER 25, 1997, BETWEEN Verghese Ninan and Glory Ninan, his wife, (referred to below as "Grantor"), whose address is 506 N. Myrtle, Elmhurst, IL 60126; and LaSalle Bank, F.S.B. (referred to below as "Lender"), whose address is 8303 W. Higgins Road - Suite 500, Chicago, IL 60631-2983.

MORTGAGE. Grantor and Lender have entered into a mortgage dated August 31, 1992 (the "Mortgage") recorded in Cook County, State of Illinois as follows:

Recorded August 31, 1992 as document number 92542192 and re-recorded October 16, 1992 as Document No. 92770473 made by Verghese Ninan and Glory Ninan to the LaSalle Talmen Home Bank to secure an indebtedness in the original amount of \$450,000.00.

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

See Exhibit "A"

The Real Property or its address is commonly known as 1703-1705 Victoria Drive, Mt. Prospect, IL 60056. The Real Property tax identification number is 08-22-204-002 & 08-22-204-003.

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

To convert adjustable rate to 5 year flex adjustable loan fixed at 8.375% (effective 09/25/97. Principal and interest payment is adjusted to \$3,609.34 (effective 10/1/97)..

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.

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

GRANTOR:

x Verghese Ninan
Verghese Ninan

x Glory Ninan
Glory Ninan

LENDER:

LaSalle Bank, F.S.B.

By: Donald Hansen
Authorized Officer

INDIVIDUAL ACKNOWLEDGMENT

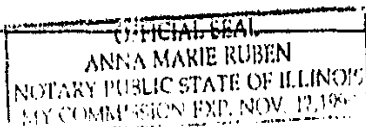
STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

On this day before me, the undersigned Notary Public, personally appeared Verghese Ninan and Glory Ninan, 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 25th day of SEPTEMBER, 1997
By Anna Marie Ruben Residing at COOK COUNTY

Notary Public in and for the State of ILLINOIS

My commission expires _____



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LENDER ACKNOWLEDGMENT

STATE OF Illinois)
) SS
COUNTY OF Cook)

On this 24th day of September 19 97, before me, the undersigned Notary Public, personally appeared Donald J. Hansen 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 Ann Ortiz Residing at Chicago

Notary Public in and for the State of Illinois

My commission expires 11-08-2000



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Legal Description:

PARCEL A-1:

THAT PART OF LOT 1 IN LAUREL ESTATES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH EAST QUARTER OF THE NORTH EAST QUARTER OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH EAST CORNER OF SAID LOT 1, DUE SOUTH A DISTANCE OF 458.10 FEET AS MEASURED ALONG THE EAST LINE OF SAID LOT 1; THENCE SOUTH 89 DEGREES, 22 MINUTES, 25 SECONDS WEST 224.18 FEET TO THE POINT OF BEGINNING FOR PARCEL NO. 2; THENCE SOUTH 0 DEGREES, 37 MINUTES, 35 SECONDS EAST 35.28 FEET; THENCE SOUTH 89 DEGREES, 22 MINUTES, 25 SECONDS WEST, 21.93 FEET; THENCE SOUTH 0 DEGREES, 37 MINUTES, 35 SECONDS EAST, 5.12 FEET; THENCE SOUTH 89 DEGREES, 22 MINUTES, 25 SECONDS WEST, 31.23 FEET; THENCE NORTH 0 DEGREES, 37 MINUTES, 35 SECONDS WEST, 5.12 FEET; THENCE SOUTH 89 DEGREES, 22 MINUTES, 25 SECONDS WEST, 12.14 FEET TO THE CENTER LINE OF A 0.67 FEET WIDE CONCRETE AND BRICK PARTY WALL; THENCE NORTH 0 DEGREES, 37 MINUTES, 35 SECONDS WEST, 31.25 FEET ALONG THE CENTER LINE OF SAID PARTY WALL TO A POINT; THENCE SOUTH 89 DEGREES, 22 MINUTES, 25 SECONDS WEST, 0.32 FEET; THENCE NORTH 0 DEGREES, 37 MINUTES, 35 SECONDS WEST, 4.03 FEET; THENCE NORTH 89 DEGREES, 22 MINUTES, 25 SECONDS EAST, 24.37 FEET; THENCE NORTH 0 DEGREES, 37 MINUTES, 35 SECONDS WEST, 4.02 FEET; THENCE NORTH 89 DEGREES, 22 MINUTES, 25 SECONDS EAST, 15.60 FEET; THENCE SOUTH 0 DEGREES, 37 MINUTES, 35 SECONDS EAST, 4.02 FEET; THENCE NORTH 89 DEGREES, 22 MINUTES, 25 SECONDS EAST, 25.63 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL A-2:

EASEMENT FOR THE BENEFIT OF PARCEL NUMBER 1 FOR INGRESS AND EGRESS TO AND FROM PUBLIC ROADS TO AND FROM AND FOR THE USE OF THE COMMON PROPERTIES, AND TO AND FROM AND FOR THE USE OF THE WATER RETENTION BASIN AS DEFINED IN THE DECLARATION OF EASEMENT DATED AUGUST 12, 1976 AND RECORDED AUGUST 13, 1976 AS DOCUMENT NUMBER 23597577, MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 16, 1975 AND KNOWN AS TRUST NUMBER 38147 AND AS CREATED BY DEED DATED AUGUST 12, 1976 AND RECORDED SEPTEMBER 16, 1976 AS DOCUMENT NUMBER 23638790 FROM LA SALLE NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 7, 1976 AND KNOWN AS TRUST NUMBER 50946, TO ROSALIND DAMORE, IN COOK COUNTY, ILLINOIS.

PARCEL B-1:

THAT PART OF LOT 1 IN LAUREL ESTATES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH EAST QUARTER OF THE NORTH EAST QUARTER OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH EAST CORNER OF SAID LOT 1, DUE SOUTH A DISTANCE OF 458.10 FEET AS MEASURED ALONG THE EAST LINE OF SAID LOT 1; THENCE SOUTH 89 DEGREES, 22 MINUTES, 25 SECONDS WEST, 289.78 FEET; THENCE SOUTH 0 DEGREES, 37 MINUTES, 35 SECONDS EAST, 4.03 FEET; THENCE NORTH 89 DEGREES, 22 MINUTES, 25 SECONDS EAST, 0.32 FEET TO THE CENTER LINE OF A 0.67 FEET WIDE CONCRETE AND BRICK WALL AND POINT OF BEGINNING FOR PARCEL NO. 3; THENCE SOUTH 0 DEGREES, 37 MINUTES, 35 SECONDS EAST, 31.25 FEET ALONG THE CENTER LINE OF SAID PARTY WALL TO A POINT; THENCE NORTH 89 DEGREES, 22 MINUTES,

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25 SECONDS EAST, 0.32 FEET; THENCE SOUTH 0 DEGREES, 37 MINUTES,
25 SECONDS EAST, 4.03 FEET; THENCE SOUTH 89 DEGREES, 22 MINUTES,
25 SECONDS WEST, 12.50 FEET; THENCE SOUTH 0 DEGREES, 37 MINUTES,
25 SECONDS EAST, 5.10 FEET; THENCE SOUTH 89 DEGREES, 22 MINUTES,
25 SECONDS WEST, 31.32 FEET; THENCE NORTH 0 DEGREES, 37 MINUTES,
25 SECONDS WEST, 5.10 FEET; THENCE SOUTH 89 DEGREES, 22 MINUTES,
25 SECONDS WEST, 21.80 FEET; THENCE NORTH 0 DEGREES, 37 MINUTES,
25 SECONDS WEST, 35.28 FEET; THENCE NORTH 89 DEGREES, 22 MINUTES,
25 SECONDS EAST, 25.67 FEET; THENCE NORTH 0 DEGREES, 37 MINUTES,
25 SECONDS WEST, 4.03 FEET; THENCE NORTH 89 DEGREES, 22 MINUTES,
25 SECONDS EAST, 15.58 FEET; THENCE SOUTH 0 DEGREES, 37 MINUTES,
25 SECONDS EAST, 4.03 FEET; THENCE NORTH 89 DEGREES, 22 MINUTES,
25 SECONDS EAST, 24.07 FEET TO THE POINT OF BEGINNING, IN COOK
COUNTY, ILLINOIS.

PARCEL B-2:

EASEMENT FOR THE BENEFIT OF PARCEL NUMBER 1 FOR INGRESS AND
EGRESS TO AND FROM PUBLIC ROADS TO AND FROM AND FOR THE USE OF
THE COMMON PROPERTIES, AND TO AND FROM AND FOR THE USE OF THE
WATER RETENTION BASIN AS DEFINED IN THE DECLARATION OF EASEMENT
DATED AUGUST 12, 1976 AND RECORDED AUGUST 13, 1976 AS DOCUMENT
NUMBER 23597577, MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY
OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 16,
1975 AND KNOWN AS TRUST NUMBER 38147 AND AS CREATED BY DEED DATED
AUGUST 12, 1976 AND RECORDED SEPTEMBER 16, 1976 AS DOCUMENT
NUMBER 23630787 FROM LA SALLE NATIONAL BANK AND TRUST COMPANY OF
CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 7, 1976 AND
KNOWN AS TRUST NUMBER 50946 TO ROSALIND DAMORE, IN COOK COUNTY,
ILLINOIS.

DeKalb County Clerk's Office

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