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Cook County Recorder 25.50

Success National Bank
Mortgage Modification
Agreement
Prepared By: Michael Silverstein
100 Tri-State International
Suite 300
Lincolnshire, Illinois 60069



The above space for RECORDER'S USE ONLY

Mortgage and Assignment of Rents Modification Agreement

This Mortgage and Assignment of Rents Modification Agreement (the "Modification") is made as of the 30th day of April, 2001, by Royal Square Development, LLC (the "Grantor") and Success National Bank, a National Banking Association (hereinafter referred to as the "Lender").

WITNESSETH:

Whereas, the Lender has heretofore made a loan to Grantor evidenced by a certain Promissory Note dated March 1, 2001 (the "Note"), executed by Grantor and payable to the order of Lender in the original principal amount of One Million Five Hundred Thousand and 00/100 Dollars (\$1,500,000); and

Whereas the Note is secured by Mortgage (the "Mortgage") and Assignment of Rents (the "Assignment") each dated March 1, 2001 and recorded in the Office of the Cook County Recorder of Deeds as Document Number 0010229896 and 0010229897 respectively and described as follows:

PARCEL 1: LOT (EXCEPT THE NORTH 16 FEET THEREOF) IN OWNER'S RESUBDIVISION OF BLOCK 45 IN FIRST ADDITION TO GLENCOE BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 5, AND PART OF THE SOUTHWEST ¼ AND PART OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 6 AND A PART OF THE NORTH ½ OF SECTION 7 AND THE NORTH FRACTIONAL ½ OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MEIDIAN, IN COOK COUNTY ILLINOIS.

PARCEL 2: LOT 5 AND THE NORTHWESTERLY 16 FEET MEASURED AT RIGHT ANGLES TO THE NORTHWESTRLY LINE OF LOT 6 IN OWNER'S RESUBDIVISION OF BLOCK 45 IN 1ST ADDITION TO GLENCOE IN SECTION 6, TOWNSHIP 2 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

PARCEL 3: THE SOUTHEASTERLY 50 FEET OF LOT 4 IN OWNERS RESUBDIVISON OF BLOCK 45 IN FIRST ADDITION TO GLENCOE OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

Commonly known as 934,942, 946 Glencoe, Illinois 60022
The Property tax identification number is as to Parcel 1: 05-06-309-056-0000 as to Parcel 2 05-06-309-027-000 and as to Parcel 3: 05-06-309-066-0000; and

Whereas, the Grantor and the Lender are desirous of amending the Mortgage and the Assignment.

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Now, therefore good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and in further consideration of the mutual promises contained herein, Grantor and Lender agree as follows:

1) The Legal description of the property shall read as follows:

PARCEL 1: LOT 6 (EXCEPT THE NORTH 16 FEET THEREOF) IN OWNER'S RESUBDIVISION OF BLOCK 45 IN FIRST ADDITION TO GLENCOE BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 5, AND PART OF THE SOUTHWEST ¼ AND PART OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 6 AND A PART OF THE NORTH ½ OF SECTION 7 AND THE NORTH FRACTIONAL ½ OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MEIDIAN, IN COOK COUNTY ILLINOIS.

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2) The common address for the real property is 934, 942, 946 Green Bay Road, Glencoe, Illinois.

Except as expressly modified above, the terms of the original Mortgage and Assignment 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 and Assignment as changed above nor the obligate Lender to make any future modifications. Nothing in this Modification shall constitute satisfaction of the Note or other credit agreement secured by the Mortgage and Assignment. It is the intention of Lender to retain as liable all parties to the Mortgage and Assignment 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 and Assignment does not sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender the non-signing person consents to the changes and provision of this Second 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.

In witness whereof signed this thirtieth day of April, 2001.

Mortgagee:
Success National Bank

By: Ken M. Cook S.V.P.
Kevin M. Cook, Senior Vice President

Grantor:
Royal Square Development, LLC

By: Alex Field
Alexander Field, Manager

STATE OF ILLINOIS

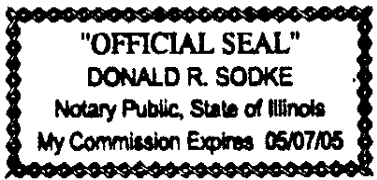
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COUNTY OF LAKE)
)SS

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Alexander Field personally known to me to be the Manager of Royal Square Development, LLC, and personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Manager he signed and delivered the said instrument as Manager of said organization, and caused the seal of said organization to be affixed thereto, pursuant to authority given by the Articles of Organization of said organization, as the free voluntary act, of said association for the uses and purposes therein set forth.

Given under my own hand and Notarial Seal this 25 day of JULY, 2001.

Donald R. Sodke
Notary Public

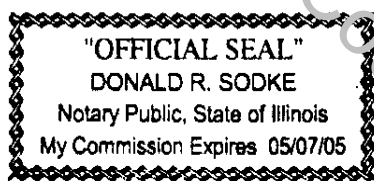


STATE OF ILLINOIS)
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COUNTY OF LAKE)

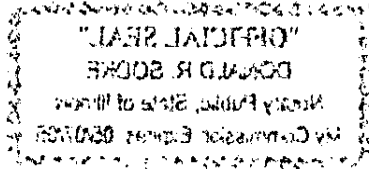
I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Kevin M. Cook personally known to me to be the Senior Vice President of Success National Bank, a National Banking Association, and personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Senior Vice President he signed and delivered the said instrument as Senior Vice President of said association, and caused the seal of said association to be affixed thereto, pursuant to authority given by the Board of Directors of said association, as the free voluntary act, of said association for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 25 day of JULY, 2001.

Donald R. Sodke
Notary Public



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