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2002-07-18 09:17:17
Cook County Recorder 27.00

RECORDATION REQUESTED BY:
Harris Bank
Glencoe-Northbrook, N.A.
333 Park Avenue
Glencoe, IL 60022



WHEN RECORDED MAIL TO:
Harris Bank/BLST
Attn: Collateral management
P.O. Box 2880
Chicago, IL 60690-2880

FOR RECORDER'S USE ONLY

7823 436-02-CLP

This Modification of Mortgage prepared by:

Linda Perucho, Documentation Specialist
Harris Bank/BLST
311 W. Monroe St., 14th Floor
Chicago, IL 60606

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated April 20, 2002, is made and executed between 3325 Mt. Prospect Limited Partnership, whose address is 3325 Mt. Prospect Road, Franklin Park, IL 60131 (referred to below as "Grantor") and Harris Bank Glencoe-Northbrook, N.A., whose address is 333 Park Avenue, Glencoe, IL 60022 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated September 23, 1999 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded on September 29, 1999 as Document #99919756 in the Cook County Recorder's Office, as subsequently modified from time to time.

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

THAT PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 30, DISTANT 331.93 FEET NORTH OF THE CENTER LINE OF GRAND AVENUE, AS MEASURED ALONG THE WEST LINE OF SAID FEET; THENCE EAST ALONG A LINE AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 370.53 FEET TO A POINT 25 FEET NORTHWESTERLY, AS MEASURED RADIALLY, FROM THE NORTHWESTERLY BOUNDARY LINE OF THE TRI-STATE ROUTE OF THE NORTHERN ILLINOIS TOLL ROAD; THENCE SOUTHWESTERLY ALONG A LINE PARALLEL WITH THE NORTHWESTERLY BOUNDARY LINE OF SAID TOLL ROAD, SAID PARALLEL LINE ALSO BEING A CURVED LINE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 3014.79 FEET, A DISTANCE OF 646.38 FEET; THENCE WEST ALONG A LINE DRAWN AT RIGHT ANGLES FROM THE WEST LINE OF SAID SECTION, A DISTANCE OF 133.47 FEET TO THE POINT OF BEGINNING, EXCEPT THE WEST 33 FEET THEREOF TAKEN FOR MT. PROSPECT ROAD, ALL IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 3325 Mt. Prospect Road, Franklin Park, IL 60131. The Real Property tax identification number is 12-30-100-005

BOX 333-CTT

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LENDER: *[Signature]*
Authorized Signer

By: *[Signature]*
Randy Stoller, Member of LJR L.L.C.

By: *[Signature]*
Larry B. Stoller, Member of LJR L.L.C.

LJR L.L.C., Partner of 3325 Mt. Prospect Limited Partnership

3325 MT. PROSPECT LIMITED PARTNERSHIP

GRANTOR:

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED APRIL 26, 2002.

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. 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 endorser, to the Note, including accommodation parties, unless a party is expressly released by the 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.

MODIFICATION. Lender and Grantor hereby modify the Mortgage as follows:
This Modification of Mortgage reflects the following: (1) that the above referenced Mortgage now secures a Promissory Note dated December 31, 2001 in the original principal amount of \$2,000,000.00 from Borrower to Lender together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the Promissory Note; (2) at no time shall the principal amount of indebtedness secured by the Mortgage, not including sums advanced to protect the security of the mortgage, exceed the amount of \$2,000,000.00. All other terms and conditions remain the same.

Property of Cook County Clerk

20485314

MODIFICATION OF MORTGAGE
BOX 358-CL

Loan No: 59241

(Continued)

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 59241

PARTNERSHIP ACKNOWLEDGMENT

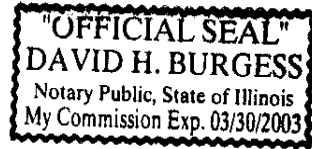
STATE OF Illinois)
) SS
COUNTY OF Cook)

On this 26th day of April, 2002 before me, the undersigned Notary Public, personally appeared Larry B. Stoller, Member; Randy Stoller, Member; and Jay Stoller, Member of LJR L.L.C., and known to me to be partners or designated agents of the partnership that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the partnership, by authority of statute or its Partnership Agreement, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute this Modification and in fact executed the Modification on behalf of the partnership.

By David H. Burgess Residing at Wenmetta, IL

Notary Public in and for the State of Illinois

My commission expires 3/30/03



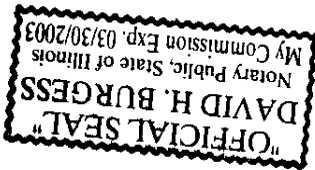
Cook County Clerk's Office

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Property of Cook County

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My commission expires 3/30/03

Notary Public in and for the State of Illinois

Residing at Waukegan, IL

On this 26th day of April, 2002, before me, the undersigned Notary Public, personally appeared Alan M. Frank 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.

COUNTY OF Cook

STATE OF Illinois

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) SS
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LENDER ACKNOWLEDGMENT