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Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 04/16/2003 09:40 AM Pg: 1 of 3

RECORDATION REQUESTED BY:
PRAIRIE BANK AND TRUST
COMPANY
BRIDGEVIEW OFFICE
7661 S. HARLEM AVE
BRIDGEVIEW, IL 60455

WHEN RECORDED MAIL TO:
PRAIRIE BANK AND TRUST
COMPANY
BRIDGEVIEW OFFICE
7661 S. HARLEM AVE
BRIDGEVIEW, IL 60455

SEND TAX NOTICES TO:
Elm Street, LLC
737 North Michigan, Suite
1301
Chicago, IL 60611

FOR RECORDER'S USE ONLY

COO-0951

This Modification of Mortgage prepared by:

Erna Jette Casserly, Commercial Loans #177001002
PRAIRIE BANK AND TRUST COMPANY
7661 S. HARLEM AVE
BRIDGEVIEW, IL 60455

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MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated February 22, 2003, is made and executed between Elm Street, LLC, an Illinois limited liability company, whose address is 737 North Michigan, Suite 1301, Chicago, IL 60611 (referred to below as "Grantor") and PRAIRIE BANK AND TRUST COMPANY, whose address is 7661 S. HARLEM AVE, BRIDGEVIEW, IL 60455 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated February 22, 2001 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded 03/15/01 in Cook County, Illinois as Document No. 0010207930, and modified by Modification of Mortgage recorded 04/08/02 in Cook County, Illinois as Document No. 0020397519 and modified by Modification of Mortgage dated August 22, 2002 recorded 10/10/02 as Document No. 0021112263.

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

THE EAST 9 FEET 8 INCHES OF LOT 12 AND THE WEST 10 FEET 4 INCHES OF LOT 13 IN HEALY'S SUBDIVISION OF LOT 1 AND THE NORTH HALF OF LOT 11 AND PART OF LOT 10 IN BLOCK 2 IN CANAL TRUSTEE'S SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL, IN COOK COUNTY, ILLINOIS

The Real Property or its address is commonly known as 37 East Elm Street, Chicago, IL 60611. The Real Property tax identification number is 17-03-201-007

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

extend maturity to August 22, 2003 and increase note amount from \$1,568,000.00 to \$1,688,000.00.

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Property of Cook County Clerk's Office

Authorized Signer

X *Marc Cabera*

LENDER:

Tony Chan, Member of Elm Street, LLC

By: *Tony Chan*

Marc Cabera, Member of Elm Street, LLC

By: *Marc Cabera*

ELM STREET, LLC

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 FEBRUARY 22, 2003.

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 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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MODIFICATION OF MORTGAGE

(Continued)

Loan No: 177001002

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois

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COUNTY OF Cook

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On this 27th day of March, 2003 before me, the undersigned Notary Public, personally appeared **Marie Cabrera, Member; Tony Chan, Member of Elm Street, LLC**, and known to me to be members or designated agents of the limited liability company that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating 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 limited liability company.

By Benedette J. Casady

Residing at Lodgport, IL

Notary Public in and for the State of Illinois

My commission expires 1-3-06

County Clerk's Office

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My commission expires

1-13-09

Notary Public in and for the State of

Illinois

By

Bernadette J. Casper

Residing at

Lodport II

On this 27th day of March, 2003, before me, the undersigned Notary Public, personally appeared Mark W. Traver Vice Pres. and known to me to be the Exec. 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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LENDER ACKNOWLEDGMENT