

UNOFFICIAL COPY

RECORDATION REQUESTED BY:

Bridgeview Bank and Trust
Bridgeview Branch
7940 S Harlem Ave
Bridgeview, IL 60455

WHEN RECORDED MAIL TO:

Bridgeview Bank and Trust
Bridgeview Branch
7940 S Harlem Ave
Bridgeview, IL 60455



Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 07/31/2003 03:16 PM Pg: 1 of 4

SEND TAX NOTICES TO:

Bridgeview Bank and Trust
Bridgeview Branch
7940 S Harlem Ave
Bridgeview, IL 60455

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated July 15, 2003, is made and executed between 2801 Seminary LLC (referred to below as "Grantor") and Bridgeview Bank and Trust, whose address is 7940 S Harlem Ave, Bridgeview, IL 60455 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated ~~July 15, 2003~~ ^{October 3, 2002} (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Mortgage recorded on 12-20-2002 as Document Number 0021415911 in the Office of the Recorder of Deeds for Cook County, Illinois.

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

LOTS 28 AND 29 IN BLOCK 2 IN MCCONNELL BROTHERS SUBDIVISION OF THE EAST 1/2 OF BLOCK 7 IN THE CANAL TRUSTEE'S SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 2801 N. Seminary, Chicago, IL 60614. The Real Property tax identification number is 14-29-228-022-0000

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

The purpose of this Modification of Mortgage is to:

Increase the loan amount from \$1,340,000.00 to \$1,860,000.00, increase the maximum lien amount from \$2,680,000.00 to \$3,720,000.00 as evidenced by a new Promissory Note dated July 15, 2003. All other terms and conditions of the Mortgage shall remain in full force and effect.

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

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MODIFICATION OF MORTGAGE

(Continued)

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.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED JULY 15, 2003.

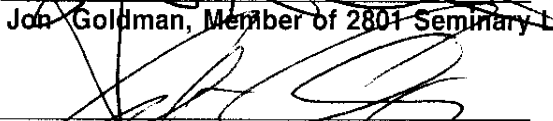
GRANTOR:

2801 SEMINARY LLC

By:


 Jon Goldman, Member of 2801 Seminary LLC

By:


 Art Collazo, Member of 2801 Seminary LLC

LENDER:

X



Authorized Signer

Property of Cook County Clerk's Office

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MODIFICATION OF MORTGAGE

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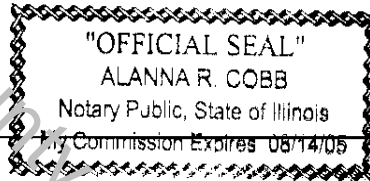
LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 15th day of July, 2003 before me, the undersigned Notary Public, personally appeared **Jon Goldman, Member; Art Collazo, Member of 2801 Seminary 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 Alanna R. Cobb
 Notary Public in and for the State of Illinois
 My commission expires 8-14-05

BRIDGEVIEW BANK
 Residing at 1970 N. HALSTED ST.
CHICAGO, IL 60614



Cook County Clerk's Office

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MODIFICATION OF MORTGAGE

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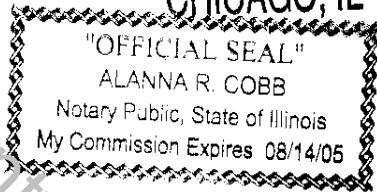
LENDER ACKNOWLEDGMENT

STATE OF Illinois)
)
) SS
 COUNTY OF Cook)

On this 15th day of July, 2003 before me, the undersigned Notary Public, personally appeared Ed Follen and known to me to be the Commercial Loan Officer, 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 Alanna Cobb
 Notary Public in and for the State of Illinois
 My commission expires 8-14-05

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CHICAGO, IL 60614



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