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This instrument was prepared by
and, after recording, return to:
John F. Slade
Geneva Leasing Associates, Inc.
1525 Kautz Road
Suite 100
West Chicago, Illinois 60185



Eugene "Gene" Moore Fee: \$30.50
Cook County Recorder of Deeds
Date: 08/13/2003 02:59 PM Pg: 1 of 4

Permanent Real Estate Tax Index No.:
See **Exhibit A** attached

FIRST MORTGAGE MODIFICATION

THIS FIRST MORTGAGE MODIFICATION ("First Mortgage Modification") made this **17th day of March, 2003**, between:

Buckingham Park, L.L.C.
an Illinois limited liability company
2337 North Commonwealth, Suite 5E
Chicago, Illinois 60614

("Mortgagor" sometimes referred to as "Borrower") and Geneva Leasing Associates, Inc., an Illinois corporation, its participants, successors and assigns, 1525 Kautz Road, Suite 100, West Chicago, Illinois 60185, Attention: President ("Mortgagee" sometimes referred to as "Secured Party").

WITNESSETH:

In connection with that certain Mortgage, Assignment of Rents, Security Agreement and Financing Statement, dated April 29, 2002, and recorded on May 2, 2002, in the Office of the Recorder of Cook County, Illinois, as Instrument #0020504036 (the "Original Mortgage"), this First Mortgage Modification is furnished by the undersigned.

A true and correct copy of the Mortgage is in existence, recorded as indicated above, and incorporated by this reference. Reference is made to the Note and the Mortgage (including this First Mortgage Modification), respectively, and the other Loan Documents.

Unless defined herein, capitalized terms shall have the meanings ascribed to them in the Mortgage and in that certain Financing Agreement entered into on April 29, 2002.

For the purpose of recordation and indexation of this First Mortgage Modification, reference is made to

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the legal description of the Land attached to the Mortgage which for ease of reference is included in the legal description attached hereto as Exhibit "A" and incorporated herein by this reference.

Without limiting the generality of the Mortgage, the Mortgage is amended and modified, and Mortgagor acknowledges and agrees that (1) Bank Calumet, N.A., is the sole participant in the Loan made by Geneva Leasing Associates, Inc., to Mortgagor; (2) that in connection with the Additional Advance the Mortgage is amended and modified to evidence the increase in maximum principal amount secured by the Mortgage, on the first page of the Mortgage, and, accordingly, the phrase "**Two Million Eight Hundred Thousand and 00/100 Dollars (\$2,800,000.00)**" is deleted and substituted with the phrase "**Three Million Twelve Thousand Five Hundred Two Dollars and 00/100 Dollars (\$3,012,502.40)**" and (3) "Liabilities" as such term is defined and described in the Mortgage shall be amended and modified to mean and shall include, but are not limited to, L/C Advances (as such term defined and described in the Agreement), that is, the payment of any amounts disbursed by Bank Calumet, N.A., to the beneficiary pursuant to the provisions of the Letter of Credit (as such term is defined and described in the Agreement) issued by Bank Calumet, N.A.

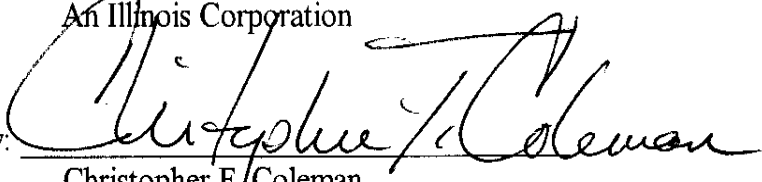
Accordingly, the undersigned accepts and agrees to such amendments and modifications, and assumes any and all duties, obligations and liabilities in accordance with the provisions thereof.

IN WITNESS WHEREOF, the Mortgagor or its authorized representative, has executed this First Mortgage Modification as of the date first appearing above.

"Mortgagor"

Buckingham Park, L.L.C.
an Illinois limited liability company

By: The Dearborn-Buckingham Group, Inc., Manager
An Illinois Corporation

By: 
Christopher F. Coleman

Its: President

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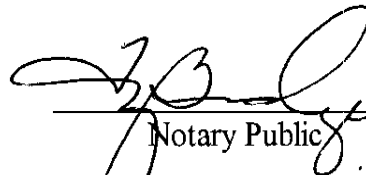
STATE OF ILLINOIS)
) ss:
COUNTY OF DUPAGE)

I, Tanya M Burnidge, a notary public do hereby certify that **Christopher F. Coleman**, personally known to me as the **President** of **The Dearborn-Buckingham Group, Inc.**, an **Illinois** corporation, Manager of **Buckingham Park, L.L.C.**, an Illinois limited liability company, appeared before me this day in person, and for and on behalf of **Buckingham Park, L.L.C.**, acknowledged that he signed and delivered the foregoing instrument as his free and voluntary act, and the free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this th day of **March, 2002**.

My commission expires: 1-15-06

My county of residence: Kane



Notary Public
Tanya M Burnidge
Printed Name



This instrument was prepared by:
James H. Porter
for
Geneva Leasing Associates, Inc.
1525 Kautz Road, Suite 100
West Chicago, Illinois 60185



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Exhibit A
to
First Mortgage Modification
Between
Buckingham Park, L.L.C. ("Mortgagor")
and
Geneva Leasing Associates, Inc. ("Mortgagee")

Legal Description

Parcel 1:

Lot 6 in Block 8 in Ballard Acres, being a Subdivision of the West Half of the Southwest Quarter of the Northwest Quarter and the West half of the Northwest Quarter of the Southwest quarter of Section 14, Township 41 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

The South Half of Lot 4 and Lot 5 in Block 8 in Ballard Acres, being a Subdivision of the West Half of the Southwest quarter of the Northwest quarter and the West Half of the Northwest quarter of the Southwest Quarter of Section 14, Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

09-14-305-005

Property of Cook County Clerk's Office