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RECORDATION REQUESTED BY:

MB Financial Bank, N.A.,
successor in interest to
Manufacturers Bank
Commercial Real Estate
2 S. LaSalle Street
Chicago, IL 60603



Doc#: 0330904067
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 11/05/2003 10:44 AM Pg: 1 of 4

WHEN RECORDED MAIL TO:

MB Financial Bank, N.A.
Loan Documentation
1200 N. Ashland Avenue
Chicago, IL 60622

1169444

FOR RECORDER'S USE ONLY

4

This Modification of Mortgage prepared by:

, Loan Documentation Specialist (ol)
MB Financial Bank, N.A.
1200 N. Ashland Avenue
Chicago, IL 60622



MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated September 10, 2003, is made and executed between T & B Ventures, LLC, whose address is 901 North Ashland Avenue, Chicago, IL 60622 (referred to below as "Grantor") and MB Financial Bank, N.A., successor in interest to Manufacturers Bank, whose address is 2 S. LaSalle Street, Chicago, IL 60603 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated September 10, 2002 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Mortgage and Assignment of Rents Recorded December 11, 2002, as Document Numbers 0021363850 and 0021363851, respectively.

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

Common Address: 1525 W. Augusta, Chicago, Illinois 60622 - Pin #17-05-314-021-0000

Parcel 1: Lot 72 in Bickerdike's Subdivision of the North 1/2 of Block 21 in Canal Trustee's Subdivision in the West 1/2 of Section 5, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

Common Address: 835-837 N. Marshfield, Chicago, Illinois 60622 - Pin #17-06-440-002-0000 & Pin #17-06-440-003-0000

Parcel 2: The South 1/2 of the North 2/3 of Lot 11 in Block 24 in Johnston Subdivision of the East 1/2 of the Southeast 1/4 of Section 6, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County,

UNOFFICIAL COPY**MODIFICATION OF MORTGAGE****(Continued)**

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Illinois

and

The South 1/3 of Lot 11 in Block 24 in Johnston Subdivision of the East 1/2 of the Southeast 1/4 of Section 6, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

Common Address: 900 North Ashland Avenue, Chicago, Illinois 60622 - Pin #17-06-432-024-0000

Parcel 3: The South 1/2 of Lot 12 in Block 17 in Johnston's Subdivision of the East 1/2 of the South East 1/4 of Section 6, Township 39 North, Range 14 East of the Third Principal Meridian (Except that part of said Lot 12 lying East of a Line 50 feet West of and parallel with the East Line of Section 6 conveyed to the City of Chicago, for widening of Ashland Avenue), in Cook County, Illinois

The Real Property or its address is commonly known as 900 North Ashland Avenue / 1525 W. Augusta / 835-837 N. Marshfield, Chicago, IL 60622. The Real Property tax identification number is 17-05-314-021-0000; 17-06-432-024-0000; 17-06-440-002-0000; 17-06-440-003-0000

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

The maturity date has been extended to September 10, 2004. All other terms and provisions of the loan documents 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 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 SEPTEMBER 10, 2003.

GRANTOR:

T & B VENTURES, LLC

By: 
Gary Treinkman, Member of T & B Ventures, LLC

By: 
Stanley Boduch, Member of T & B Ventures, LLC

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LENDER:

x *Christa K. K. AD*
 Authorized Signer

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

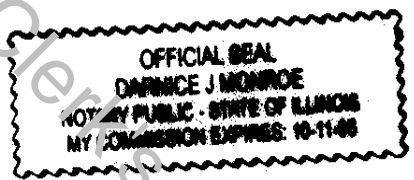
STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 8 day of October, 2003 before me, the undersigned Notary Public, personally appeared **Gary Treinkman, Member and Stanley Boduch, Member of T & B Ventures, 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 *Darriee J. Monrice* Residing at _____

Notary Public in and for the State of _____

My commission expires _____



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LENDER ACKNOWLEDGMENT

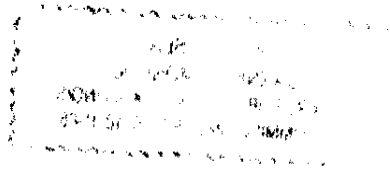
STATE OF Illinois)
)
 COUNTY OF Cook) SS
)

On this 8th day of October, 2003 before me, the undersigned Notary Public, personally appeared Christine K. Frank and known to me to be the ASSISTANT Vice President, 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 Darnice J. Monroe Residing at _____

Notary Public in and for the State of _____

My commission expires _____



Cook County Clerk's Office