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0406840184

RECORDATION REQUESTED BY:
PLAZA BANK
7460 W. IRVING PARK ROAD
NORRIDGE, IL 60706

Doc#: 0406840184
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 03/08/2004 12:19 PM Pg: 1 of 4

WHEN RECORDED MAIL TO:
PLAZA BANK
7460 W. IRVING PARK ROAD
NORRIDGE, IL 60706

SEND TAX NOTICES TO:
Logan Square Heights, L.L.C.
207 East Ohio Street Suite
#363
Chicago, IL 60611

FOR RECORDER'S USE ONLY

Real Estate Index R1108190

This Modification of Mortgage prepared by:

Anna Colella, Loan Administrative Assistant
PLAZA BANK
7460 W. IRVING PARK ROAD
NORRIDGE, IL 60706



MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated February 9, 2004, is made and executed between Logan Square Heights, L.L.C. (referred to below as "Grantor") and PLAZA BANK, whose address is 7460 W. IRVING PARK ROAD, NORRIDGE, IL 60706 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated October 17, 2003 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded October 31, 2003 as Document Number 0330449214.

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

LOTS 17, 18 AND 19 IN THE SUBDIVISION OF LOTS 1 AND 2 IN THE SUPERIOR COURT PARTITION OF LOT 3 IN BARON, HEALD AND OTHERS SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

The Real Property or its address is commonly known as 2614-20 North California Avenue, Chicago, IL 60647. The Real Property tax identification number is 13-25-307-066

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

The Mortgage is hereby amended to provide an increase in the principal amount of the Promissory Note from \$860,000.00 to \$1,042,500.00.

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,

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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 9, 2004.

makers and endorses 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:

LOGAN SQUARE HEIGHTS, L.L.C.

By: *[Signature]*
Rudolph J. Acosta Jr., Member of Logan Square Heights, L.L.C.

By: *[Signature]*
Rudolph J. Acosta Sr., Member of Logan Square Heights, L.L.C.

LENDER:

X *[Signature]*
Authorized Signer

MODIFICATION OF MORTGAGE
(Continued)

Loan No: 11140593

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 11140593

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

On this 9th day of FEBRUARY, 2004 before me, the undersigned Notary Public, personally appeared **Rudolph J. Acosta Jr., Member; Rudolph J. Acosta Sr., Member of Logan Square Heights, L.L.C.**, 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 *Kathleen L. Soderblom* Residing at NORRIDGE

Notary Public in and for the State of ILLINOIS

My commission expires _____

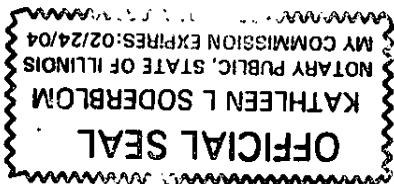


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My commission expires _____

Notary Public in and for the State of _____ ILLINOIS

By Kathleen L. Soderbloom
Lender.

that he or she is authorized to execute this said instrument and that the seal affixed is the corporate seal of said Lender through its board of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated acknowledged said instrument to be the free and voluntary act and deed of the said Lender, duly authorized by the authorized agent for the Lender that executed the within and foregoing instrument and

On this 21 day of FEBRUARY, 2004 before me, the undersigned Notary Public, personally appeared BONNIE M. ALLEN and known to me to be the VICE PRESIDENT

STATE OF ILLINOIS
COUNTY OF COOK
)
) SS
)

LENDER ACKNOWLEDGMENT