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03096-1

RECORDATION REQUESTED BY:

Bridgeview Bank Group
7940 S. Harlem Ave.
Bridgeview, IL 60455



Doc#: 0408915021
Eugene "Gene" Moore Fee: \$30.50
Cook County Recorder of Deeds
Date: 03/29/2004 10:08 AM Pg: 1 of 4

WHEN RECORDED MAIL TO:

Bridgeview Bank Group
7940 S. Harlem Ave.
Bridgeview, IL 60455

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

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

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MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated March 12, 2004, is made and executed between National Italian American Sports Hall of Fame, Inc., an Illinois Not-For-Profit Corporation, whose address is 1431 W. Taylor Street, Chicago, IL 60607 (referred to below as "Grantor") and Bridgeview Bank Group, 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 October 15, 2002 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Construction Mortgage and Assignment of Rents recorded _____ in the Office of the Cook County Recorder as Document # _____ and # _____, respectively.

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

LOT 9, 10 AND 11 IN THOMAS STINSON'S SUBDIVISION OF BLOCK 48 OF CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, IN COOK COUNTY, ILLINOIS

The Real Property or its address is commonly known as 1431 W. Taylor Street, Chicago, IL 60607. The Real Property tax identification number is 17-17-325-012-0000 & 17-17-325-036-0000

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

The purpose of this Modification of Mortgage is to:

1. Increase the amount from \$6,500,000.00 to \$8,300,000.00
2. Increase the maximum lien amount from \$13,000,000.00 to \$16,600,000.00
3. Change the interest rate to 7.100% fixed
4. Add the Cross-Collateralization paragraph on page 2

All other terms and conditions of the Construction Mortgage and Assignment of Rents 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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BRIDGEVIEW BANK GROUP

LENDER:

By: George Randazzo, Chairman of the Board of National Italian American Sports Hall of Fame, Inc.

NATIONAL ITALIAN AMERICAN SPORTS HALL OF FAME, INC.

GRANTOR:

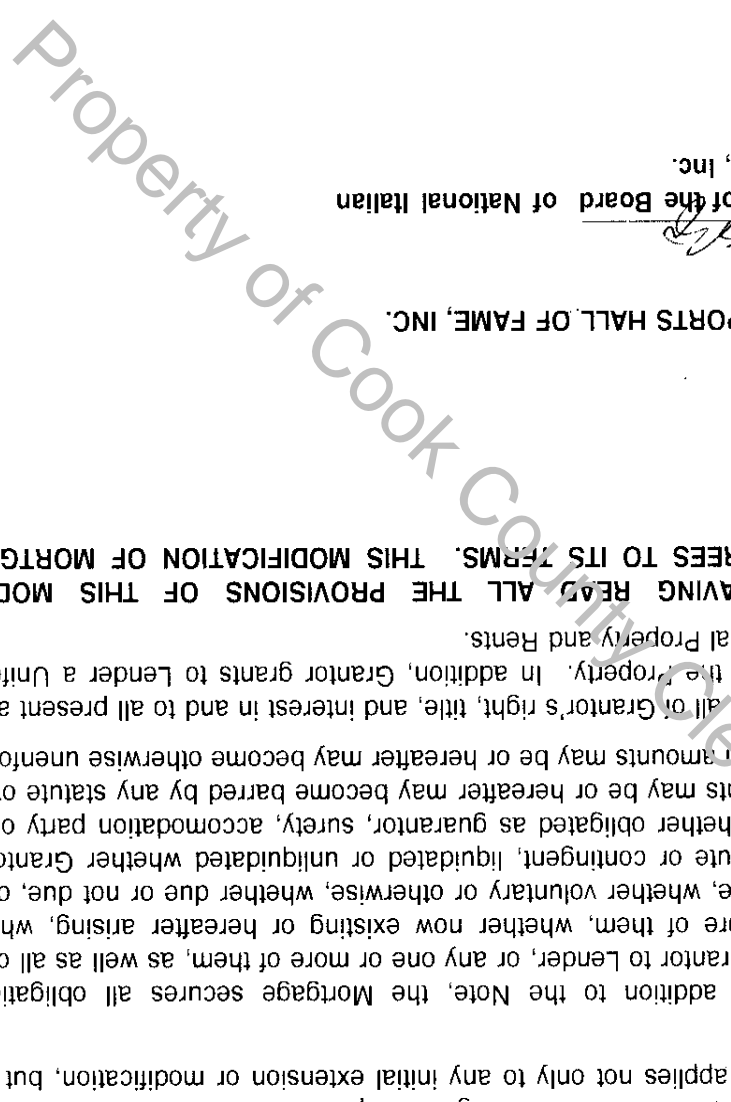
MARCH 12, 2004.

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

Code security interest in the Personal Property and Rents. Grantor presently assigns to Lender all of Grantor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Grantor grants to Lender a Uniform Commercial

CROSS-COLLATERALIZATION. In addition to the Note, the Mortgage secures all obligations, debts and liabilities, plus interest thereon, of Grantor to Lender, or any one or more of them, as well as all claims by Lender against Grantor or any one or more of them, whether now existing or hereafter arising, whether related or unrelated to the purpose of the Note, whether voluntary or otherwise, whether due or not due, direct or indirect, determined or undetermined, absolute or contingent, liquidated or unliquidated whether Grantor may be liable individually or jointly with others, whether obligated as guarantor, surety, accommodation party or otherwise, and whether recovery upon such amounts may be or hereafter may become barred by any statute of limitations, and whether the obligation to repay such amounts may be or hereafter may become otherwise unenforceable.

subsequent actions. 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 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.



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MODIFICATION OF MORTGAGE (Continued)

Loan No: 63096/1

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CORPORATE ACKNOWLEDGMENT

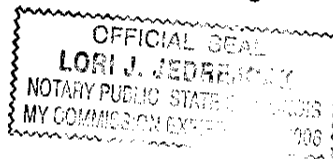
STATE OF Illinois)
)
) SS
)
 COUNTY OF Cook)

On this 19th day of March, 2004 before me, the undersigned Notary Public, personally appeared **George Randazzo, Chairman of the Board of National Italian American Sports Hall of Fame, Inc.**, and known to me to be an authorized agent of the corporation that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the corporation.

By [Signature] Residing at Bridgeway Bank

Notary Public in and for the State of Illinois

My commission expires 6/10/06

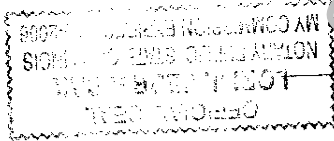


Cook County Clerk's Office

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My commission expires 6/11/2011

Notary Public in and for the State of Illinois

By Lori A. Broun
Residing at Bridgeway Bank

of said Lender.

On this 15th day of March, 2007, before me, the undersigned Notary Public, personally appeared THOMAS WALLDORF and known to me to be the 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

COUNTY OF Cook

STATE OF Illinois

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) SS
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LENDER ACKNOWLEDGMENT

Loan No: 63096/1

MODIFICATION OF MORTGAGE

(Continued)