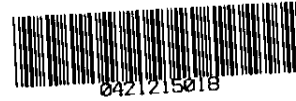


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PREPARED BY AND AFTER
RECORDING RETURN TO:

LaSalle Bank National Association
135 South LaSalle Street LA-18
Chicago, Illinois 60603



Doc#: 0421215018
Eugene "Gene" Moore Fee: \$32.50
Cook County Recorder of Deeds
Date: 07/30/2004 11:59 AM Pg: 1 of 5

PERMANENT INDEX NUMBER:

08-34-307-002

PROPERTY ADDRESS:

625 Pratt Boulevard
Elk Grove Village, Illinois

FIRST MODIFICATION OF MORTGAGE, ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT AND FINANCING STATEMENT

This Agreement entered into as of April 30, 2004 by and between S.W.R., INC., having an address of 625 Pratt Boulevard, Elk Grove Village, Illinois (the "Mortgagor"), and LASALLE BANK NATIONAL ASSOCIATION, a national banking association (the "Mortgagee"), having an address at 135 South LaSalle Street, Chicago, Illinois 60603.

RECITALS:

A. Mortgagor executed a Mortgage, Assignment of Rents and Leases, Security Agreement and Financing Statement (the "Mortgage") dated June 10, 1999 and recorded on July 13, 1999 as Document No. 99669042 in the Office of the Cook County Recorder of Deeds (the "Recorder's Office") and encumbering certain property commonly known as 625 Pratt Boulevard, Elk Grove Village, Illinois and as more particularly described in Exhibit A attached hereto (the "Premises");

B. The Mortgagee is the holder of the following:

(i) Modification Mortgage Note of even date hereof in the principal amount of Five Hundred Seventy Four Thousand Eight Hundred Forty Four and 71/100 Dollars (\$574,844.71) from the Mortgagor in favor of Mortgagee (the "SWR Note"); and

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(ii) Extension Revolving Note of even date hereof in the principal amount of One Million Dollars (\$1,000,000) from Wigdahl Electric Company in favor of Mortgagee (the "Wigdahl Note") (collectively, the SWR Note and the Wigdahl Note and any and all notes issued in renewal thereof or in substitution or replacement therefor are hereinafter referred to as the "Note").

C. Mortgagor desires hereby to amend the Mortgage to secure the Note as defined herein.

NOW, THEREFORE, in consideration of the foregoing, the parties hereby agree as follows:


1. Note Secured. (a) The term "Note", as defined in the Mortgage, is hereby amended to be the Note as defined herein.

(b) Mortgagor expressly agrees that the Mortgage secure the Note, any and all extensions, renewals and modifications thereof and substitutions therefor, and any other sums, liabilities or indebtedness as set forth in the Mortgage.

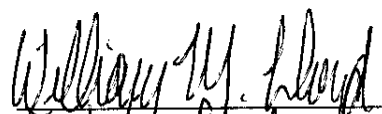
2. Continuing Effect. All the terms of the Mortgage are hereby incorporated by reference herein, and the Mortgage, except as hereby modified, shall remain in full force and effect in all respects. Mortgagor, by execution of this Agreement, hereby reaffirms, assumes and binds itself to all of the obligations, duties, rights, covenants, terms and conditions that are contained in the Mortgage.

IN WITNESS WHEREOF, this Agreement has been duly executed the day and year first above written.

S.W.R., INC.

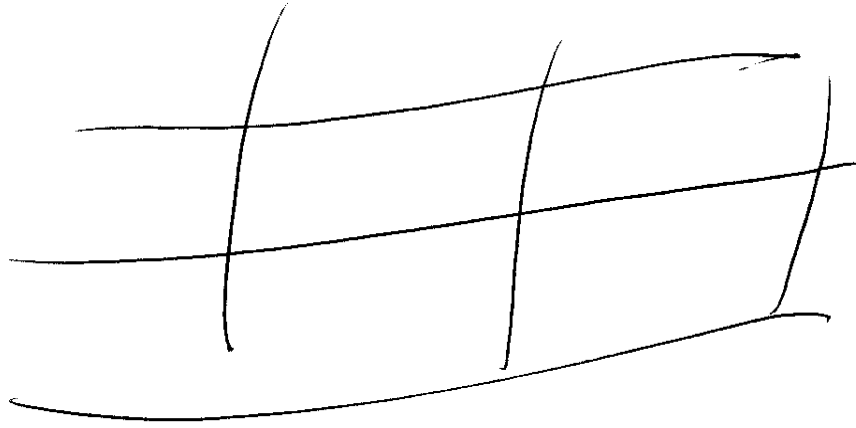
By: 
Its: PRESIDENT

LASALLE BANK NATIONAL ASSOCIATION

By: 
Its: First Vice President

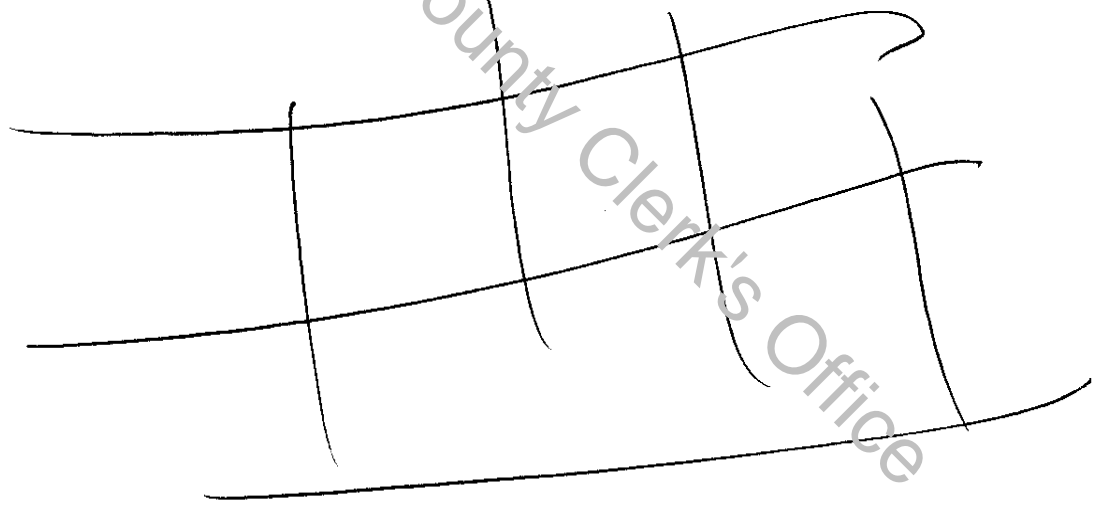
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Property of Cook County Clerk's Office



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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that DAVID A. WIGDANL of S.W.R., INC., who is personally known to me to be the same person whose names are subscribed to the foregoing instrument as such _____, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 22nd day of JUNE, 2004.

Linda L. Hall
Notary Public

My Commission Expires: 3/26/05



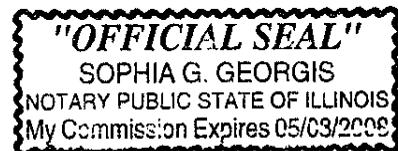
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that WILLIAM LLOYD of LASALLE BANK NATIONAL ASSOCIATION, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such FVP, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 22nd day of JUNE, 2004.

Sophia G. Georgis
Notary Public

My Commission Expires: 5/8/08



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EXHIBIT A

Legal Description

Lot 51 in Centex Industrial Park Unit Number 26, being a subdivision in Section 34, Township 41 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

Property Address: 625 Pratt Boulevard
 Elk Grove Village, Illinois

P.I.N.: 08-34-307-002

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