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Doc#: 0427148049
Eugene "Gene" Moore Fee: \$36.00
Cook County Recorder of Deeds
Date: 09/27/2004 10:44 AM Pg: 1 of 7

WHEN RECORDED MAIL TO:
American Chartered Bank
1199 E. Higgins Rd.
Schaumburg, IL 60173

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

Lender
American Chartered Bank
1199 E. Higgins Road
Schaumburg, IL 60173

NTC001062

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated September 1, 2004, is made and executed between Ri-Del Tool Manufacturing, Inc. A/K/A Ri-Del Mfg. Inc., as to the E 37 Feet of Lot 14 and Lots 15, 30, the east 1/2 of Lot 31 and the east 1/2 of Lot 32 and Ri-Del Manufacturing, Inc. A/K/A Ri-Del Mfg. Inc. as to Lot 13, the west 13 feet of Lot 14, Lots 16, 17, 18, 19, 20, the west 22.8 feet of Lots 21, the west 1/2 of Lot 31, the west 1/2 of Lot 32, Lots 33, 34, 35 and 36 (referred to below as "Grantor") and American Chartered Bank, whose address is 1199 E. Higgins Rd., Schaumburg, IL 60173 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated June 17, 2002 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded on July 29, 2002, as Document #0020827475 in the Cook County Recorder's Office, as subsequently modified from time to time.

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

LOTS 13 THROUGH 20, BOTH INCLUSIVE, THE WEST 22.8 FEET OF LOT 21, AND LOTS 30 THROUGH 36, BOTH INCLUSIVE, (EXCEPT THAT PART TAKEN FOR ALLEY), IN THE SUBDIVISION OF BLOCK 47 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

The Real Property or its address is commonly known as 1754 W. Walnut, Chicago, IL 60612. The Real Property tax identification number is 17-07-414-001-0000 & 17-07-414-002-0000 & 17-07-414-003-0000 & 17-07-414-004-0000 & 17-07-414-005-0000 & 17-07-414-006-0000 & 17-07-414-007-0000 & 17-07-414-008-0000 & 17-07-410-029-0000 & 17-07-410-027-0000 & 17-07-410-026-0000 & 17-07-410-025-0000 & 17-07-410-024-0000 & 17-07-410-023-0000 & 17-07-410-022-0000 & 17-07-410-021-0000 & 17-07-410-020-0000 & 17-07-410-030-0000

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

This Modification of Mortgage reflects the following:

67951706 1

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MODIFICATION OF MORTGAGE

(Continued)

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- (1) An increase in the principal amount of the above referenced mortgage from \$1,800,000.00 to \$2,300,000.00
- (2) At no time shall the principal amount of indebtedness secured by the Mortgage, not including sums advanced to protect the security of the mortgage, exceed the note amount of \$2,300,000.00.
- (3) That the above referenced Mortgage now secures a Promissory Note dated September 1, 2004 in the original principal amount of \$2,300,000.00 from Grantor to Lender together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the Promissory Note. The Promissory Note dated September 1, 2004 is a refinancing and substitution of the Note dated June 17, 2002 in the original amount of \$ 1,800,000.00 between the Borrower and Lender.

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 1, 2004.

DeWitt County Clerk's Office


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MODIFICATION OF MORTGAGE

(Continued)

GRANTOR:

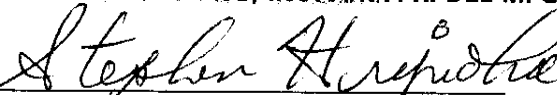
RI-DEL TOOL MANUFACTURING, INC. A/K/A RI-DEL MFG. INC.

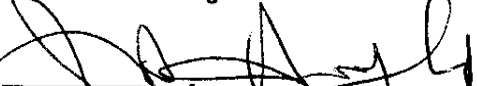
By: 
Stephen Hrajnoha, President of Ri-Del Tool Manufacturing, Inc.
A/K/A Ri-Del Mfg. Inc.


By: 
James A. Hrajnoha, Secretary of Ri-Del Tool Manufacturing,
Inc. A/K/A Ri-Del Mfg. Inc.

By: 
Stephen J. Hrajnoha, Vice President of Ri-Del Tool
Manufacturing, Inc. A/K/A Ri-Del Mfg. Inc.

RI-DEL MANUFACTURING, INC. A/K/A RI-DEL MFG. INC.

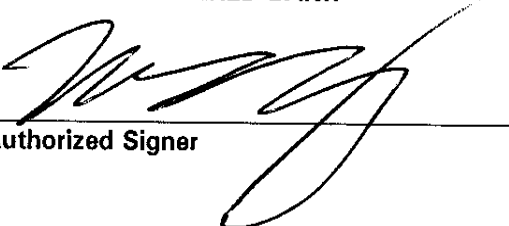
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A/K/A Ri-Del Mfg. Inc.

By: 
James A. Hrajnoha, Secretary of Ri-Del Manufacturing, Inc.
A/K/A Ri-Del Mfg. Inc.

By: 
Stephen J. Hrajnoha, Vice President of Ri-Del Manufacturing,
Inc. A/K/A Ri-Del Mfg. Inc.

LENDER:

AMERICAN CHARTERED BANK

X 
Authorized Signer

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MODIFICATION OF MORTGAGE

(Continued)

CORPORATE ACKNOWLEDGMENT

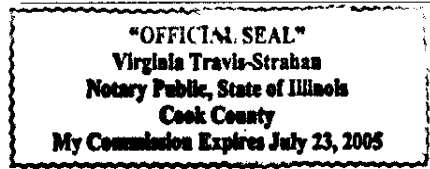
STATE OF ILLINOIS)
)
) SS
 COUNTY OF COOK)

On this _____ day of September, 2004 before me, the undersigned Notary Public, personally appeared **Stephen Hrajnoha, President; James A. Hrajnoha, Secretary; Stephen J. Hrajnoha, Vice President of Ri-Del Tool Manufacturing, Inc. A/K/A Ri-Del Mfg. Inc.**, and known to me to be authorized agents 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 they are authorized to execute this Modification and in fact executed the Modification on behalf of the corporation.

By Virginia Travis Strahan Residing at _____

Notary Public in and for the State of ILLINOIS

My commission expires July 23, 2005



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MODIFICATION OF MORTGAGE

(Continued)

CORPORATE ACKNOWLEDGMENT

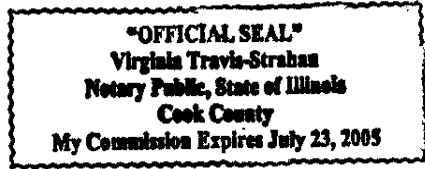
STATE OF ILLINOIS)
)
) SS
 COUNTY OF COOK)

On this _____ day of September, 2004 before me, the undersigned Notary Public, personally appeared **Stephen Hrajnoha, President; James A. Hrajnoha, Secretary; Stephen J. Hrajnoha, Vice President of Ri-Del Manufacturing, Inc. A/K/A Ri-Del Mfg. Inc.**, and known to me to be authorized agents 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 they are authorized to execute this Modification and in fact executed the Modification on behalf of the corporation.

By Virginia Travis Strahan Residing at _____

Notary Public in and for the State of ILLINOIS

My commission expires July 23, 2005



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MODIFICATION OF MORTGAGE

(Continued)

LENDER ACKNOWLEDGMENT

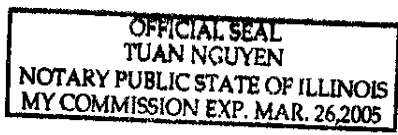
STATE OF Illinois)
) SS
 COUNTY OF DeKalb)

On this _____ day of September, 2004 before me, the undersigned Notary Public, personally appeared Michael Conway and known to me to be the _____ 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 [Signature] Residing at Waukegan, IL 60055

Notary Public in and for the State of Illinois

My commission expires 3/26/05



PROPERTY OF COOK COUNTY CLERK'S OFFICE



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ALTA LOAN AND EXTENDED COVERAGE POLICY STATEMENT

Principal	Loan Date	Maturity	Loan No	Call / Coll	Account	Officer	Initials
\$2,300,000.00	09-01-2004	06-30-2009	679512906	190 / 546	0000027416	MFC	

References in the shaded area are for Lender's use only and do not limit the applicability of this document to any particular loan or item. Any item above containing "****" has been omitted due to text length limitations.

Grantor: Ri-Del Tool Manufacturing, Inc. A/K/A Ri-Del Mfg. Inc.
 Ri-Del Manufacturing, Inc. A/K/A Ri-Del Mfg. Inc.
 1754 W. Walnut
 Chicago, IL 60612

Lender: American Chartered Bank
 1199 E. Higgins Rd.
 Schaumburg, IL 60173
 (847) 517-5400

POLICY COMMITMENT NUMBER: NT 2001062 **LOAN NUMBER:** 679512906

With respect to the land described in the above commitment number, the signatories herein make the following statements for the purpose of inducing the following named title insurance company to issue the subject title policies:

Name of Title Insurance Company: Nationwide

Statement Of Seller(s)

The seller(s) certify that for the past two years no building permit has issued nor have any improvements to the subject land been made which could result in an increase in the assessed tax valuation of the subject land.

Statement of Seller(s) and Mortgagor(s)

The seller(s) and mortgagor(s) certify that, to the best of their knowledge and belief, no contracts for the furnishing of any labor or material to the land or the improvements thereon, and no security agreements or leases in respect to any goods or chattels that have or are to become attached to the land or any improvements thereof as fixtures, have been given or are outstanding that have not been fully performed and satisfied; and that no unrecorded leases to which the land may be subject are for more than a three-year term or contain an option to purchase, right of renewal or other unusual provisions, except as follows (if none, state "none"; use reverse side if necessary):

Statement Of Mortgagor(s)

The mortgagor(s) certifies that the mortgage and the principal obligations it secures are good and valid and free from all defenses; that any person purchasing the mortgage and the obligations it secures, or otherwise acquiring any interest therein, may do so in reliance upon the truth of the matters herein recited; and that this certification is made for the purpose of better enabling the holder or holders, from time to time, of the above mortgage and obligations to sell, pledge or otherwise dispose of the same freely at any time, and to insure the purchasers or pledgees thereof against any defenses thereto by the mortgagor or the mortgagor's heirs, personal representative or assigns.

Date: _____

Individual Seller(s)

 _____ (Seal)
 _____ (Seal)

Individual Mortgagor(s)

 _____ (Seal)
 _____ (Seal)

Corporate Seller(s)

Corporate Mortgagor(s)

IN WITNESS WHEREOF _____ has caused these presents to be signed by its _____ President and attested by its _____ Secretary under its corporate seal on the above date.

IN WITNESS WHEREOF _____ has caused these presents to be signed by its _____ President and attested by its _____ Secretary under its corporate seal on the above date.

BY: _____
 President

BY: [Signature]
 President

ATTEST: _____
 Secretary

ATTEST: [Signature]
 Secretary

Lender's Disbursement Statement

The undersigned hereby certifies that the proceeds of the loan secured by the mortgage to be insured under the loan policy to be issued pursuant to the above commitment number were fully disbursed to or on the order of the mortgagor on _____; and, to the best knowledge and belief of the undersigned, the proceeds are not to be used to finance the making of future improvements or repairs on the land.

Date: _____

Signature: [Signature]