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Cook County Recorder of Deeds  
Date: 04/14/2005 01:25 PM Pg: 1 of 7

FIRST UNITED BANK  
7626 W. Lincoln Highway  
Frankfort IL 60423



(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

## MORTGAGE MODIFICATION AGREEMENT

**THIS AGREEMENT** is made this 28th day of March, 2005 by and between Tinley Development Group, Ltd. whose address is 8410 West 183<sup>rd</sup> Place, Tinley Park, IL, 60477 (herein "**Borrower**"), and **FIRST UNITED BANK**, whose address is 7626 W. Lincoln Highway, Frankfort IL 60423 (herein "**Lender**").

**WHEREAS**, to secure repayment of a promissory note dated March 28, 2003 in the principal sum of One Million Two Hundred Thousand and 00/100 \$1,200,000.00 (the "**Note**"), Borrower executed and delivered to Lender a Mortgage dated March 28, 2003 and recorded on April 10, 2003 with the Cook County Recorder of Deeds as Documents No. 0030480797 (the "**Mortgage**") and by an Assignment of Rents dated March 28, 2003 and recorded on April 10, 2003 with the Cook County Recorder of Deeds as Document No. 0030480798 (the "**Assignment**") encumbering the property legally described on Exhibit "A" attached hereto and incorporated herein by reference (the "**Property**"); and

**WHEREAS**, Borrower and Lender executed a Mortgage Modification Agreement dated March 28, 2004 and recorded on May 26, 2004 with the Cook County Recorder of Deeds as document no. 0414706000 (the "**Modification**");

**WHEREAS**, Borrower and Lender executed a Loan Modification Agreement of even date herewith which modifies the terms of the Note as follows: EXTEND MATURITY DATE (2) TWO YEARS TO MARCH 28, 2007;

**WHEREAS**, Borrower and Lender desire to modify the terms of the Mortgage to comport with the terms of the Note as so modified.

**NOW, THEREFORE**, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. The foregoing recitals are incorporated herein as though fully set forth. Borrower represents and warrants to Lender that the foregoing recitals are true and correct.

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- 2. The terms of the Mortgage are hereby modified as follows: **EXTEND MATURITY DATE (2) TWO YEARS TO MARCH 28, 2007;**
- 3. Borrower hereby reaffirms all of the terms and provisions of the Mortgage as modified hereby.

**IN WITNESS WHEREOF**, Borrower has executed this Instrument by its duly authorized representatives on the date first above written.

**BORROWER:**

**LENDER:**

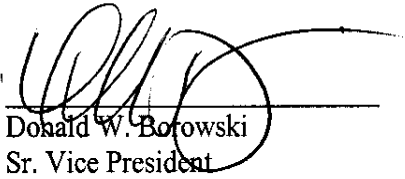
**TINLEY DEVELOPMENT GROUP, LTD.**

**FIRST UNITED BANK**

By:

  
 \_\_\_\_\_  
 Carl J. Vandenberg, President

By:

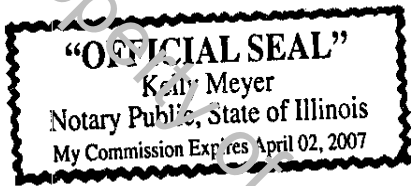
  
 \_\_\_\_\_  
 Donald W. Borowski  
 Sr. Vice President

Property of Cook County Clerk's Office

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STATE OF ILLINOIS )  
 )  
COUNTY OF Will ) SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, **DO HEREBY CERTIFY** that **Carl J. Vandenberg**, personally known to me to be the President, respectively, of **Vandenberg Partners, Ltd.**, a(n) Illinois corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument as President of said corporation as their free and voluntary act and as the free and voluntary act of said Trustee for the uses and purposes therein set forth. **GIVEN** under my hand and official seal this 28<sup>th</sup> day of March, 2005.



Kelly Meyer  
Notary Public

STATE OF ILLINOIS )  
 )  
COUNTY OF WILL )

I, the undersigned, a Notary Public in and for the County and State aforesaid, **DO HEREBY CERTIFY** that **Donald W. Borowski, Sr.** Vice President of **FIRST UNITED BANK**, personally known to me personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as Sr. Vice President of said Corporation as his/her free and voluntary act and as the free and voluntary act of said Corporation for the uses and purposes therein set forth. **GIVEN** under my hand and official seal this 28<sup>th</sup> day of March, 2005.



Kelly Meyer  
Notary Public

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## EXHIBIT "A"

### LEGAL DESCRIPTION OF REAL ESTATE

#### PARCEL 1:

THAT PART OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN SOUTH OF THE OLD INDIAN BOUNDARY LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY OF THE MOLINE EXPRESSWAY F.A. 1 80 AND THE SOUTH LINE OF THE SOUTHWEST FRACTIONAL QUARTER OF SAID SECTION 32, THENCE NORTH 89 DEGREES 39 MINUTES 50 SECONDS WEST 431.83 FEET ALONG LAST SAID SOUTH LINE TO A LINE 45.00 FEET WEST OF AND PARALLEL TO THE EAST RIGHT OF WAY LINE OF OLD 183<sup>RD</sup> STREET; THENCE NORTH 0 DEGREES 20 MINUTES 10 SECONDS EAST 283.11 FEET ALONG LAST DESCRIBED LINE TO THE SOUTHERLY RIGHT OF WAY OF 183<sup>RD</sup> STREET AS TAKEN; THENCE SOUTH 58 DEGREES 16 MINUTES 11 SECONDS EAST 524.97 FEET LONG LAST SAID SOUTHERLY RIGHT OF WAY LINE TO THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID MOLINE EXPRESSWAY; THENCE SOUTH 59 DEGREES 42 MINUTES 57 SECONDS WEST 18.93 FEET ALONG LAST SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

P.I.N.: 28-32-402-006

#### PARCEL 2:

THE FOLLOWING DESCRIBED PARCEL OF LAND; COMMENCING AT A POINT 1295.17 FEET SOUTH OF THE NORTHWEST CORNER OF SAID FRACTIONAL 5, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE EASTERLY ALONG THE BEARING SOUTH 88 DEGREES 77 MINUTES 20 SECONDS EAST, A DISTANCE OF 340.47 FEET, FOR A PLACE OF BEGINNING; THENCE CONTINUING ALONG A PROLONGATION OF SAID LAST COURSE 130.34 FEET MORE OR LESS TO THE WESTERLY RIGHT OF WAY LINE OF RIDGELAND AVENUE, AS TAKEN FOR THE EXPRESSWAY; THENCE SOUTH 02 DEGREES 01 MINUTES 15 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 113.46 FEET; HENCE SOUTH 08 DEGREES 32 MINUTES 41 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 100.00 FEET; THENCE NORTH 44 DEGREES 06 MINUTES 36 SECONDS WEST, A DISTANCE OF 161.80 FEET, THENCE NORTH 00 DEGREES 39 MINUTES 55 SECONDS EAST, A DISTANCE OF 100.00 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

P.I.N.: 31-05-100-019

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**PARCEL 3:**

UNIT 6299-1 AND GARAGE UNIT#2 IN LOT 1 IN MISTY PINE PHASE 1, BEING A SUBDIVISION OF PART OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 5, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE INDIAN BOUNDARY LINE, AND PART OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS DEFINED IN THE DECLARATION OF THE MISTY PINES CONDOMINIUM ASSOCIATION OF TINLEY PART DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0021462741 AND AMENDED FROM TIME TO TIME .

P.I.N.: 31-05-100-023

**PARCEL 4:**

UNIT 6299-2 AND GARAGE UNIT #1 IN LOT 1 IN MISTY PINES PHASE 1, BEING A SUBDIVISION OF PART OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 5, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE INDIAN BOUNDARY LINE, AND PART OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS DEFINED IN THE DECLARATION OF THE MISTY PINES CONDOMINIUM ASSOCIATION OF TINLEY PARK DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0021462741 AND AMENDED FROM TIME TO TIME.

P.I.N.: 31-05-100-023

**PARCEL 5:**

UNIT 6299-3 AND GARAGE UNIT #4 IN LOT 1 IN MISTY PINES PHASE 1, BEING A SUBDIVISION OF PART OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 5, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE INDIAN BOUNDARY LINE, AND PART OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS DEFINED IN THE DECLARATION OF THE MISTY PINES CONDOMINIUM ASSOCIATION OF TINLEY PARK DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0021462741 AND AMENDED FROM TIME TO TIME.

P.I.N.: 31-05-100-023

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**PARCEL 6:**

UNIT 6299-4 AND GARAGE UNIT #3 IN LOT 1 IN MISTY PINES PHASE 1, BEING A SUBDIVISION OF PART OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 5, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE INDIAN BOUNDARY LINE, AND PART OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS DEFINED IN THE DECLARATION OF THE MISTY PINES CONDOMINIUM ASSOCIATION OF TINLEY PARK DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0021462741 AND AMENDED FROM TIME TO TIME.

P.I.N. 31-05-100-023

**PARCEL 7:**

UNIT 18500-1B IN THE PINE LAKE CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 1 IN PINE LAKE SUBDIVISION, PHASE 1, BEING A SUBDIVISION IN PART OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 6, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE INDIAN BOUNDARY LINE, IN RICH TOWNSHIP, COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM MADE BY THE TINLEY DEVELOPMENT GROUP, LTD., AND RECORDED IN RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0020982392 ON SEPTEMBER 6, 2002, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

P.I.N.: 31-06-201-025

**PARCEL 8:**

UNIT 18500-1C IN THE PINE LAKE CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 1 IN PINE LAKE SUBDIVISION, PHASE 1, BEING A SUBDIVISION IN PART OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 6, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE INDIAN BOUNDARY LINE, IN RICH TOWNSHIP, COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM MADE BY THE TINLEY DEVELOPMENT GROUP, LTD., AND RECORDED IN RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0020982392 ON SEPTEMBER 6, 2002, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

P.I.N.: 31-06-201-025

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**PARCEL 9:**

UNIT 18500-3A IN THE PINE LAKE CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 1 IN PINE LAKE SUBDIVISION, PHASE 1, BEING A SUBDIVISION IN PART OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 6, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE INDIAN BOUNDARY LINE, IN RICH TOWNSHIP, COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM MADE BY THE TINLEY DEVELOPMENT GROUP, LTD., AND RECORDED IN RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0020982392 ON SEPTEMBER 6, 2002, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

P.I.N.: 31-06-201-025

**PARCEL 10:**

UNIT 18500-3D IN THE PINE LAKE CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 1 IN PINE LAKE SUBDIVISION, PHASE 1, BEING A SUBDIVISION IN PART OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 6, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE INDIAN BOUNDARY LINE, IN RICH TOWNSHIP, COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM MADE BY THE TINLEY DEVELOPMENT GROUP, LTD., AND RECORDED IN RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0020982392 ON SEPTEMBER 6, 2002, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

P.I.N.: 31-06-201-025