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RECORDATION REQUESTED BY:

BankFinancial, F.S.B.
15W060 North Frontage Road
Burr Ridge, IL 60527



Doc#: 0520008080
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 07/19/2005 11:00 AM Pg: 1 of 4

WHEN RECORDED MAIL TO:

BankFinancial, F.S.B.
15W060 North Frontage Road
Burr Ridge, IL 60527

SEND TAX NOTICES TO:

BankFinancial, F.S.B.
15W060 North Frontage Road
Burr Ridge, IL 60527

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by: Commercial-1900016168
BankFinancial, F.S.B.
15W060 North Frontage Road
Burr Ridge, IL 60527

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506096

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated July 8, 2005, is made and executed between Cub Terminal LLC, an Illinois Limited Liability Company, whose address is 351 W. Hubbard, Chicago, IL 60610 (referred to below as "Grantor") and BankFinancial, F.S.B., whose address is 15W060 North Frontage Road, Burr Ridge, IL 60527 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated November 22, 2002 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Mortgage dated November 22, 2002 and Recorded November 27, 2002 in the Cook County Recorder's Office as Document Number 0021315359

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

SEE ATTACHED EXHIBIT A, which is attached to this Modification and made a part of this Modification as if fully set forth herein.

The Real Property or its address is commonly known as 5300 Joliet Road, McCook, IL 60525. The Real Property tax identification number is 18-10-201-006-0000, 18-11-300-016-0000, 18-11-300-017-0000 and 18-10-402-001-0000

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

The interest rate is hereby changed from a variable rate of Prime plus 1/2% to a fixed rate of 5.875%.

The maturity date is hereby extended from November 28, 2005 to July 31, 2010.

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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MODIFICATION OF MORTGAGE

(Continued)

makers and endorser 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 JUNE 30, 2005.

GRANTOR:

CUB TERMINAL LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

KILPATRICK, INC., AN ILLINOIS CORPORATION, Member of Cub Terminal LLC, an Illinois limited liability Company

By: [Signature]
Authorized Signer for Kilpatrick, Inc., an Illinois Corporation

COUSINS CARTAGE, INC., AN ILLINOIS CORPORATION, Member of Cub Terminal LLC, an Illinois limited Liability Company

By: [Signature]
Authorized Signer for Cousins Cartage, Inc., an Illinois Corporation

LENDER:

BANKFINANCIAL, F.S.B.

X [Signature]
Authorized Signer

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MODIFICATION OF MORTGAGE (Continued)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois)

COUNTY OF Cook)

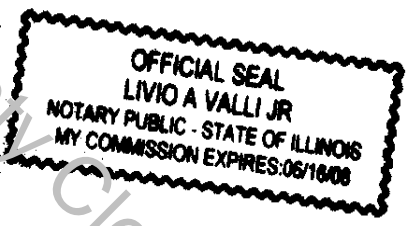
On this 25 day of July 2005 before me, the undersigned Notary Public, personally appeared _____

and known to me to be (a) member(s) or designated agent(s) 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 he or she/they is/are authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

By [Signature] Residing at Wheaton

Notary Public in and for the State of Ill

My commission expires _____



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MODIFICATION OF MORTGAGE

(Continued)

LENDER ACKNOWLEDGMENT

STATE OF Ill)

)SS

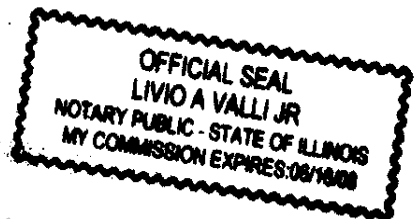
COUNTY OF Cook)

On this 8th day of July, 05 before me, the undersigned Notary Public, personally appeared _____ 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]
Notary Public in and for the State of Ill

Residing at Wentworth

My commission expires _____



PROPERTY OF Cook County Clerk's Office