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Prepared by and after
recording return to:

Albert, Whitehead, P.C.
10 North Dearborn Street, Suite 600
Chicago, Illinois 60602



Doc#: 0532527125 Fee: \$36.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/21/2005 03:40 PM Pg: 1 of 7

FIRST AMENDMENT TO MORTGAGE, SECURITY AGREEMENT AND FIXTURE FILING (LEASEHOLD AND FEE)

THIS FIRST AMENDMENT TO MORTGAGE, SECURITY AGREEMENT AND
FIXTURE FILING (LEASEHOLD AND FEE) ("Amendment") made as of
November 17, 2005 between **JAZZ ON THE BOULEVARD, LLC**, a Delaware limited
liability company ("Mortgagor") and **CITIBANK, F.S.B** ("Mortgagee").

RECITALS:

WHEREAS; Mortgagor is the owner of fee simple title to or has ground lease interests in
certain real estate (the "Land") located in Chicago, County of Cook, State of Illinois, more
particularly described in Exhibit A attached to the Mortgage as defined herein.

WHEREAS; Mortgagor has executed a certain Promissory Note dated as of August 1,
2004 in favor of Lender (as the same may be from time to time amended or supplemented, the
"Note").

WHEREAS; the Note is secured by a Mortgage, Security Agreement and Fixture Filing
(Leasehold and Fee) dated August 1, 2004 and recorded in the office of the Recorder of Deeds of
Cook County, Illinois as Document No. 0422501214 on August 12, 2004 (the "Mortgage").

WHEREAS; as a result of certain reallocations between the Lots comprising Mortgagor's
Leasehold Interest and the Lots comprising Mortgagor's Fee Simple Interest in the Land, the
description of the "Property" as described in the Mortgage shall change.

NOW THEREFORE, the Mortgage is hereby amended by replacing Exhibit A with the
Exhibit A attached hereto and incorporated by reference herein. Henceforth, all references to the
"Property" as set forth in the Mortgage, shall be deemed to include Borrower's fee simple and
leasehold interests in the Land described herein.

BOX 15

990031160

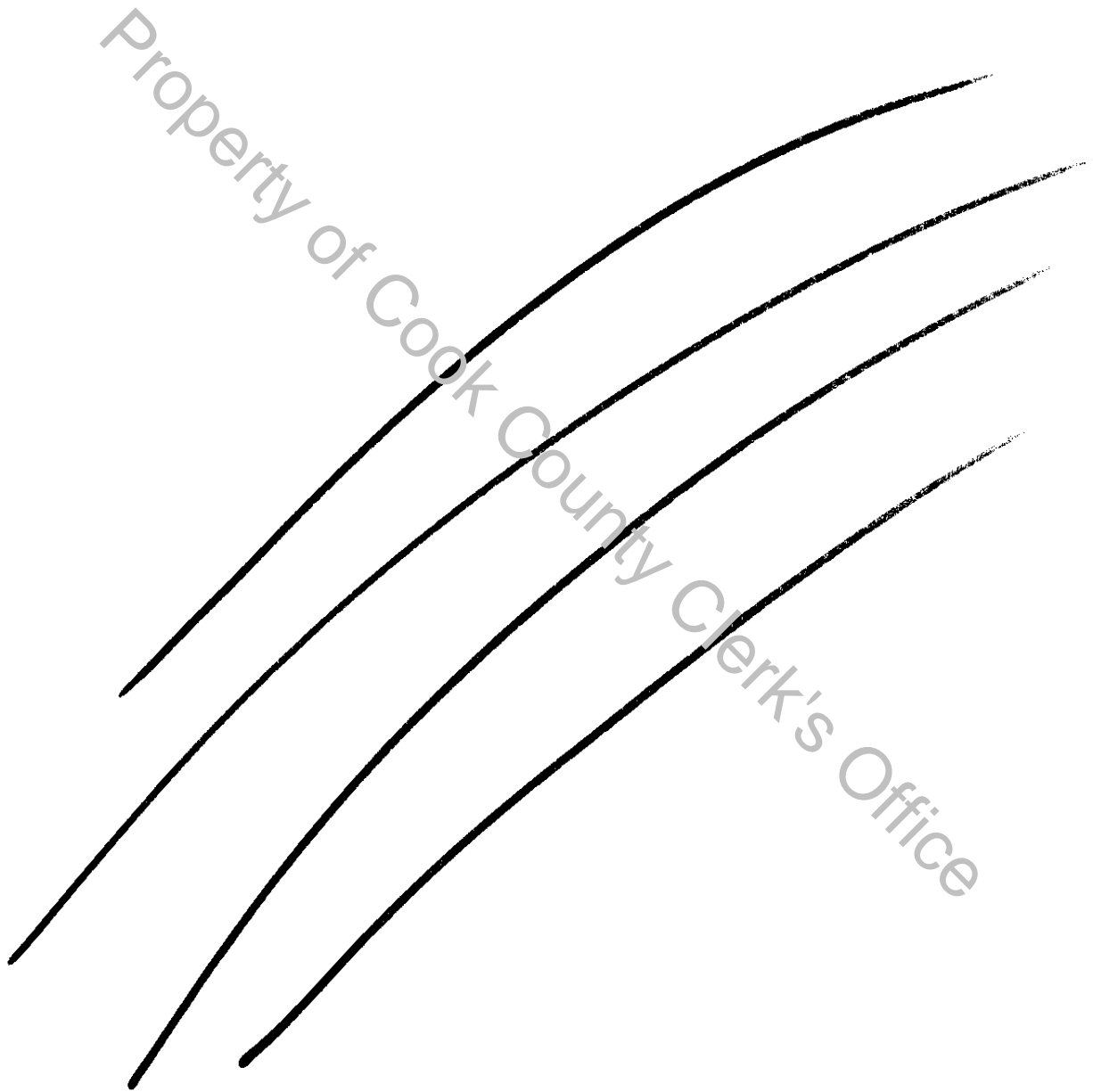
TRUST TITLE INSURANCE

10 8/15

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Mortgagor hereby remakes, ratifies and reconfirms all covenants, representations and warranties contained in the Mortgage. Capitalized terms used but not defined herein shall have the meaning ascribed to such terms in the Mortgage. Except as hereby amended, the Mortgage shall remain in full force and effect.

Property of Cook County Clerk's Office



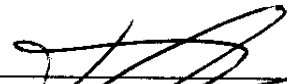
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IN WITNESS WHEREOF, Mortgagor and Mortgagee have caused this Amendment to be executed as of the day and year first above written.

MORTGAGOR:


JAZZ ON THE BOULEVARD, LLC,
a Delaware limited liability company

By: Thrush Drexel, Inc., an Illinois corporation,
its sole managing member

By: 
Name: David L. Chase
Its: President

MORTGAGEE:

CITIBANK, F.S.B.

By: 
Printed Name: Sonya Prew
Its: Vice President

Property of Cook County Clerk's Office

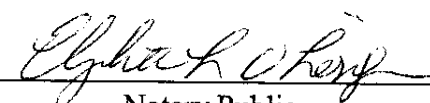
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ACKNOWLEDGMENT OF SIGNATURE

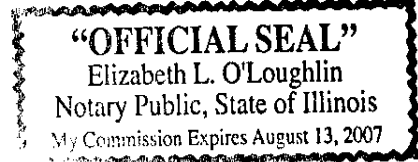
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT David L. Chase, personally known to me and known by me to be the President of Thrush Drexel, Inc., the managing member of Jazz on the Boulevard, LLC, in whose name the above and foregoing instrument is executed, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his 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 Notarial Seal this 17th day of November, 2005.


Notary Public

My Commission Expires:

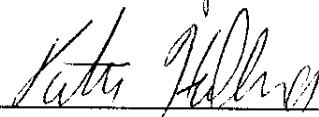


ACKNOWLEDGMENT OF SIGNATURE

STATE OF Illinois)
) SS
COUNTY OF Cook)

I, Patricia Holland, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT Sonya Preear, personally known to me and known by me to be the VICE President of Citibank, F.S.B. in whose name the above and foregoing instrument is executed, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as she 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 Notarial Seal this 30th day of September, 2005.


Notary Public

My Commission Expires:

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EXHIBIT A

Legal Description

Borrower's Leasehold interest in the following property

1. **Parcel A Property Leased Under For Sale Ground Lease dated August 1, 2004 between Chicago Housing Authority and Jazz on the Boulevard LLC**

Lots 1, 2, 3, 4, 5, 26 (except the northerly 5.67 feet of Lot 26), 27, 28 and 29 in Jazz on the Boulevard Subdivision, being a Subdivision in the West Half of the fractional Northwest Quarter of Section 2, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, according to the plat thereof recorded July 30, 2004 as Document No. 0421210098 with the Recorder of Deeds of Cook County, Illinois.

Also, Lot 6 in said above-described Jazz on the Boulevard Subdivision, excepting therefrom that part of Lot 6 described as follows: commencing at the northwest corner of said Lot 6, thence South 20 degrees 44'19" East along the westerly line of said Lot 6 a distance of 8.44 feet, thence North 69 degrees 15' 41" East a distance of 19.00 feet to the easterly line of Lot 6, thence North 20 degrees 44'16" West feet along said easterly line of Lot 6 a distance of 1.25 feet to the northerly line of Lot 6, thence South 90 degrees 0'00" West along the northerly line of Lot 6 a distance of 20.32 feet to the point of beginning.

Commonly known as: 4100, 4108, 4114, 4120, 4124 and 4130 S. Drexel Boulevard
803, 811, 817 and 825 E. 41st Street
804, 812, 822 and 830 E. Bowen Avenue

PINS: Part of 20-02-110-033
Part of 20-02-110-034
Part of 20-02-110-035
Part of 20-02-110-036
Part of 20-02-110-037

2. **Parcel A Property Leased Under Rental Ground Lease dated August 1, 2004, as amended, between Chicago Housing Authority and Jazz on the Boulevard LLC**

Lots 11, 15, 22 and 25 in Jazz on the Boulevard Subdivision, being a Subdivision in the West Half of the fractional Northwest Quarter of Section 2, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, according to the plat thereof recorded July 30, 2004 as Document No. 0421210098 with the Recorder of Deeds of Cook County, Illinois.

Commonly known as: 4106 and 4109S. Maryland Avenue
4111 and 4119 S. Cottage Grove

PINS: Part of 20-02-110-033
Part of 20-02-110-034

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Part of 20-02-110-035
 Part of 20-02-110-036
 Part of 20-02-110-037

Borrower's fee simple interest in the following property

Lots 7, 8, 9, 10, 12, 13, 14, 16, 17, 18, 19, 20, 21, 23 and 24 in Jazz on the Boulevard Subdivision, being a Subdivision in the West Half of the fractional Northwest Quarter of Section 2, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, according to the plat thereof recorded July 30, 2004 as Document No. 0421210098 with the Recorder of Deeds of Cook County, Illinois.

Commonly known as: 4103, 4105, 4107, 4108 and 4110 S. Maryland Avenue
 4111, 4112, 4114, 4115, 4117 and 4119 S. Maryland Avenue
 4107, 4109, 4115 and 4117 S. Cottage Grove

PINS: Part of 20-02-110-033
 Part of 20-02-110-034
 Part of 20-02-110-035
 Part of 20-02-110-036
 Part of 20-02-110-037

and

2. Lots 20 to 29, both inclusive, (except that part taken for the widening and extension of a public alley) in Block 2 in Charles R. Steele's Resubdivision of Lot 1 in Bayard and Palmer Addition made by Circuit Court Partition, being a Subdivision of 11.22 chains North of and adjoining South 25 rods of the Northwest fractional quarter of Section 2, Township 38 North, Range 14, East of the Third Principal Meridian, lying West of Hyde Park Avenue (except the North 53 feet 4 ½ inches thereof conveyed to Union Stock Yards and Transit Company), in Cook County, Illinois.

Commonly known as: 4136, 4138, 4140, 4142, 4146, 4148, 4150, 4154, 4156, 4158
 and 4160 South Drexel Boulevard

PINS: Part of 20-02-111-012
 Part of 20-02-111-020
 Part of 20-02-111-021
 Part of 20-02-111-022

and

3. Lots 16 to 24, both inclusive, (except that part taken for the widening and extension of a public alley) in Block 3 in Charles R. Steele's Resubdivision of Block 1 in Bayard and Palmer

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Addition to the Northwest fractional Quarter of Section 2, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 4162, 4164, 4168, 4174, 4176 and 4178 S. Drexel Boulevard
835 East 42nd Street
834 East 42nd Place

PINS: Part of 20-02-112-012
Part of 20-02-112-016

Borrower's Easement Rights in the following described property

The **northerly 5.67 feet of Lot 26**; and all of **Lots 30-36**, both inclusive, in Jazz on the Boulevard Subdivision, being a Subdivision in the West Half of the fractional Northwest Quarter of Section 2, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, according to the plat thereof recorded July 30, 2004 as Document No. 0421210098 with the Recorder of Deeds of Cook County, Illinois.

Also that **part of Lot 6** in said above-described Jazz on the Boulevard Subdivision described as follows: commencing at the northwest corner of said Lot 6, thence South 20 degrees 44'19" East along the westerly line of said Lot 6 a distance of 8.44 feet, thence North 69 degrees 15' 41" East a distance of 19.00 feet to the easterly line of Lot 6, thence North 20 degrees 44'16" West feet along said easterly line of Lot 6 a distance of 1.25 feet to the northerly line of Lot 6, thence South 90 degrees 0'00" West along the northerly line of Lot 6 a distance of 20.32 feet to the point of beginning.

Commonly known as: Certain vacant parcels of land located south of East 41st Street, west of South Drexel Boulevard, north of East Bowen Avenue, and east of South Cottage Grove Avenue

PINS: Part of 20-02-110-033
Part of 20-02-110-034
Part of 20-02-110-035
Part of 20-02-110-036
Part of 20-02-110-037