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RECORDATION REQUESTED BY:

NEW CENTURY BANK, an
Illinois banking corporation
363 W. Ontario
Chicago, IL 60610



Doc#: 0534043295 Fee: \$36.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/06/2005 02:09 PM Pg: 1 of 7

WHEN RECORDED MAIL TO:

NEW CENTURY BANK
363 W. Ontario
Chicago, IL 60610

FOR RECORDER'S USE ONLY

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This Modification of Mortgage prepared by:

Techie L. Vargas, Loan Administration Department
NEW CENTURY BANK
363 W. ONTARIO
CHICAGO, IL 60610

MODIFICATION OF MORTGAGE

^{AS of}
THIS MODIFICATION OF MORTGAGE dated November 30, 2005, is made and executed between MMTc, Inc., an Illinois corporation, (referred to below as "Grantor") and NEW CENTURY BANK, an Illinois banking corporation, whose address is 363 W. Ontario, Chicago, IL 60610 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated October 7, 2005 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

recorded on October 17, 2005 as Document No. 0529035513

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

See See Exhibit A for legal description, 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 95th Street & Cook Avenue, Oak Lawn, IL 60453. The Real Property tax identification number is 24-09-107-001-0000; 24-09-107-002-0000; 24-09-107-003-0000; 24-09-107-004-0000; 24-09-107-005-0000; 24-09-107-006-0000; 24-09-107-007-0000; 24-09-107-033-0000; 24-09-108-001-0000 and ~~24-09-107-008-0000~~.

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

The principal amount of the loan is increased from One Million Nine Hundred Thousand Dollars (\$1,900,000.00) to Three Million Two Hundred Fifty Thousand Dollars (\$3,250,000.00) The maximum lien is increased from Three Million Eight Hundred Thousand Dollars (\$3,800,000.00) to Six Million Five Hundred Thousand Dollars (\$6,500,000.00). All other terms and provisions of the loan documents will remain in full force and effect.

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

Box 400-CTCC

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Loan No: 9001

(Continued)

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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 NOVEMBER 30, 2005.

GRANTOR:**MMTC, INC., AN ILLINOIS CORPORATION**

By: David M. Strosberg
David Strosberg, President of MMTC, Inc., an Illinois corporation

By: Michael D. Firsel
Michael D. Firsel, Secretary of MMTC, Inc., an Illinois corporation

By: Michael Nortman
Michael Nortman, Vice President/Asst Sect. of MMTC, Inc., an Illinois corporation

LENDER:**NEW CENTURY BANK, AN ILLINOIS BANKING CORPORATION**

X _____
Authorized Signer

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MODIFICATION OF MORTGAGE

Loan No: 9001

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CORPORATE ACKNOWLEDGMENT

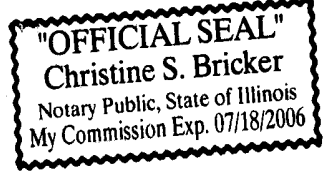
STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 20th day of November, 2005 before me, the undersigned Notary Public, personally appeared **David Strosberg, President of MMTc, Inc., an Illinois corporation**, and known to me to be an authorized agent 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 he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the corporation.

By Christine S. Bricker Residing at _____

Notary Public in and for the State of Illinois

My commission expires _____



CORPORATE ACKNOWLEDGMENT

STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 29th day of November, 2005 before me, the undersigned Notary Public, personally appeared **Michael D. Firsel, Secretary of MMTc, Inc., an Illinois corporation**, and known to me to be an authorized agent 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 he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the corporation.

By Christine S. Bricker Residing at _____

Notary Public in and for the State of _____

My commission expires _____



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MODIFICATION OF MORTGAGE

(Continued)

Loan No: 9001

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CORPORATE ACKNOWLEDGMENT

STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 23rd day of November, 2005 before me, the undersigned Notary Public, personally appeared **Michael Nortman, Vice President/Asst Sect. of MMTC, Inc., an Illinois corporation**, and known to me to be an authorized agent 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 he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the corporation.

By Christine S. Bricker Residing at _____

Notary Public in and for the State of _____

My commission expires _____



COOK COUNTY CLERK'S OFFICE

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MODIFICATION OF MORTGAGE

(Continued)

Loan No: 9001

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LENDER ACKNOWLEDGMENT

STATE OF _____)
) SS
 COUNTY OF _____)

On this _____ day of _____, _____ 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 _____ Residing at _____

Notary Public in and for the State of _____

My commission expires _____

Clerk's Office

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EXHIBIT A

Legal Description

PARCEL 1:

LOTS 9 AND 10 (EXCEPT THE NORTH 16.00 FEET THEREOF) IN BLOCK 1 IN MINNICK'S OAK LAWN SUBDIVISION, BEING A SUBDIVISION OF THE NORTHWEST 1/4 AND THE WEST 20 ACRES OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 699.94 FEET OF THE EAST 696.00 FEET), IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 6 IN BLOCK 6 (EXCEPT THE NORTH 17.00 FEET TAKEN FOR PUBLIC HIGHWAY) IN OAK LAWN LOCATED ON A PORTION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4 AND A PORTION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 6, 1882 AS DOCUMENT 406431, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 4 AND 5 (EXCEPT THE NORTH 17.00 FEET THEREOF) IN BLOCK 1 IN MINNICK'S OAK LAWN SUBDIVISION, BEING A SUBDIVISION OF THE NORTHWEST 1/4 AND THE WEST 20 ACRES OF THE NORTHEAST 1/4, (EXCEPT THE NORTH 699.94 FEET OF THE EAST 696.00 FEET THEREOF) OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOTS 26 TO 32, INCLUSIVE, AND THE SOUTH 10.5 FEET OF LOT 33, ALONG WITH THE VACATED NORTHEAST/SOUTHWEST ALLEY LYING NORTHWEST OF AND ADJACENT TO LOTS 28 TO 31, INCLUSIVE AND LYING SOUTHEAST OF AND ADJACENT TO LOT 32, ALL IN BLOCK 1 IN MINNICK'S OAK LAWN SUBDIVISION, A SUBDIVISION OF THE NORTHWEST 1/4 AND THE WEST 20 ACRES OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 699.94 FEET OF THE EAST 696.00 FEET THEREOF), ALL IN COOK COUNTY, ILLINOIS.

PARCEL 5:

LOTS 2 AND 3 (EXCEPT THE NORTH 17.00 FEET THEREOF) IN BLOCK 1 IN MINNICK'S OAK LAWN SUBDIVISION IN THE NORTHWEST 1/4 AND THE WEST 20 ACRES OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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PARCEL 6:

LOT 6 (EXCEPT THE NORTH 17.00 FEET THEREOF) IN BLOCK 1 IN MINNICK'S OAK LAWN SUBDIVISION, BEING A SUBDIVISION OF THE NORTHWEST 1/4 AND THE WEST 20 ACRES OF THE NORTHEAST 1/4 (EXCEPT THE NORTH 699.94 FEET OF THE EAST 696.00 FEET THEREOF) OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 7:

LOT 8 (EXCEPT THE NORTHERLY 17.00 FEET) IN BLOCK 1 IN MINNICK'S OAK LAWN SUBDIVISION, BEING A SUBDIVISION OF THE NORTHWEST 1/4 AND THE WEST 20 ACRES OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 699.94 FEET OF THE EAST 696.00 FEET) IN COOK COUNTY, ILLINOIS.

PARCEL 8:

LOT 7 (EXCEPT THE NORTH 17.00 FEET THEREOF) IN BLOCK 1 IN MINNICK'S OAK LAWN SUBDIVISION, BEING A SUBDIVISION OF THE NORTHWEST 1/4 AND THE WEST 20 ACRES OF THE NORTHEAST 1/4, (EXCEPT THE NORTH 699.94 FEET OF THE EAST 696.00 FEET THEREOF) OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.