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Doc#: 0600449016 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/04/2006 09:54 AM Pg: 1 of 4

WHEN RECORDED MAIL TO:

Village Bank & Trust
234 West Northwest Highway
Arlington Heights, IL 60004

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

Katrin Ganjani, Loan Admin
Village Bank & Trust
234 West Northwest Highway
Arlington Heights, IL 60004

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated December 1, 2005, is made and executed between MKM PROPERTIES, LLC, whose address is 3901 N. CARNATION, FRANKLIN PARK, IL 60131 (referred to below as "Grantor") and Village Bank & Trust, whose address is 234 West Northwest Highway, Arlington Heights, IL 60004 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated June 11, 2003 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

Mortgage dated June 11, 2003 and recorded on June 16, 2003 as document number 0316541178.

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

LOT 3, (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3 AND RUNNING THENCE WEST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 10.00 FEET; THENCE SOUTHEASTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 85.59 FEET TO A POINT ON THE EAST LINE OF SAID LOT WHICH IS 85.00 FEET SOUTH FROM THE NORTHEAST CORNER THEREOF, AND THENCE NORTH ALONG SAID EAST LOT LINE THE DISTANCE OF 85.00 FEET TO THE POINT OF BEGINNING,) ALSO THAT PART OF LOT 4 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4 AND RUNNING THENCE WEST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 17.44 FEET; THENCE SOUTHEASTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 125.31 FEET TO A POINT ON THE EAST LINE OF SAID LOT WHICH IS 124.07 FEET WOUTH FROM THE NORTHEAST CORNER THEREOF AND THENCE NORTH ALONG SAID EAST LOT LINE THE DISTANCE OF 124.07 FEET TO THE POINT OF BEGINNING, ALL IN THE MILWAUKEE ROAD'S PLAT OF INDUSTIRAL LOTS IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 3901 N. CARNATION, FRANKLIN PARK, IL 60131.
The Real Property tax identification number is 12-20-201-052-0000

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

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MODIFICATION OF MORTGAGE

(Continued)

Loan No: 5866642

Increase from \$2,000,000.00 to \$2,065,504.91, and extend maturity date to December 1, 2025.

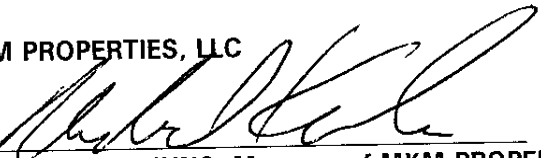
This Mortgage is cross-collateralized with a mortgage on Toolsource, Inc. on property commonly known as 3901 N. Carnation, Franklin Park, IL.

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 DECEMBER 1, 2005.

GRANTOR:

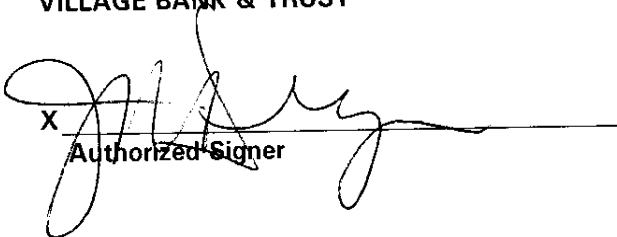
MKM PROPERTIES, LLC

By: 
MICHAEL KUHNS, Manager of MKM PROPERTIES, LLC

By: 
MICHAEL MARTINO, Manager of MKM PROPERTIES, LLC

LENDER:

VILLAGE BANK & TRUST

X 
Authorized Signer

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MODIFICATION OF MORTGAGE

(Continued)

Loan No: 5866642

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois)

) SS

COUNTY OF Cook)

On this 5th day of December, 2005 before me, the undersigned Notary Public, personally appeared **MICHAEL KUHNS, Manager and MICHAEL MARTINO, Manager of MKM PROPERTIES, LLC**, and known to me to be members or designated agents 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 they are authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

By *Katrin Ganjani*

Residing at Arlington Hts, IL

Notary Public in and for the State of Illinois

My commission expires _____



Property Of Cook County Clerk's Office

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MODIFICATION OF MORTGAGE

(Continued)

Loan No: 5866642

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LENDER ACKNOWLEDGMENT

STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 7th day of December, 2005 before me, the undersigned Notary Public, personally appeared Jane Drexler and known to me to be the Loan Officer, 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 Arlington HTS, IL

Notary Public in and for the State of _____

My commission expires _____



Cook County Clerk's Office