

UNOFFICIAL COPY

MS
D2
7794258

RECORDATION REQUESTED BY:
COLE TAYLOR BANK
REAL ESTATE BANKING
GROUP
5501 W. 79TH STREET, 4TH
FLOOR
BURBANK, IL 60459



Doc#: 0612833139 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/08/2006 01:13 PM Pg: 1 of 5

WHEN RECORDED MAIL TO:

Cole Taylor Bank
~~Loan Services~~ 5501 W. 79th St.
~~P.O. Box 88452 - Dept A~~ 4th Floor
Chicago, IL ~~60680-8452~~ Attn: C. Dansky
Burbank, IL 60459

SEND TAX NOTICES TO:

Cole Taylor Bank Trust
Number 99-8146
111 West Washington
Chicago, IL 60602

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

COLE TAYLOR BANK
COLE TAYLOR BANK
P.O. BOX 88452 - DEPT. A
CHICAGO, IL 60680

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated May 3, 2006, is made and executed between Cole Taylor Bank, not personally but as Trustee on behalf of Cole Taylor Bank Trust Number 99-8146 (referred to below as "Grantor") and COLE TAYLOR BANK, whose address is 5501 W. 79TH STREET, 4TH FLOOR, BURBANK, IL 60459 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated January 28, 1999 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded February 16, 1999 in the Cook County Recorder's Office as Document Number 99153313 and an Assignment of Rents dated January 28, 1999 and recorded February 16, 1999 in the Cook County Recorder's Office as Document Number 99153314.

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

PARCEL 1:

THE 20 FEET 10 1/2 INCHES LYING NORTH OF AND ADJOINING THE SOUTH 20 FEET OF LOT 10 (EXCEPT THE EAST 39 FEET THEREOF AND THE WEST 27 FEET TAKEN FOR WIDENING OF STATE STREET) IN BLOCK 5 IN THE ASSESSOR'S DIVISION OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

ALSO THAT PART OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMENCING AT A POINT ON THE EAST LINE OF STATE STREET 290 FEET SOUTH OF SOUTH LINE OF

Box 400-CTCC

5
J

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE

(Continued)

Loan No: 0001

Page 2

CLARKE'S ADDITION TO CHICAGO; THENCE SOUTH ALONG THE EAST LINE OF STATE STREET 20 FEET; THENCE EAST 191.65 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF STATE STREET 20 FEET; THENCE WEST 101.65 FEET TO POINT OF BEGINNING OTHERWISE KNOWN AND DESCRIBED AS THE NORTH 10 FEET OF LOT 10 AND THE SOUTH 10 FEET OF LOT 11 IN BLOCK 5 IN ASSESSOR'S DIVISION OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22 AFORESAID (EXCEPT THAT PART OR PORTION OF SAID PREMISES CONVEYED TO THE CHICAGO AND SOUTH SIDE RAPID TRANSIT COMPANY BY DAVID COEY AND WIFE BY DEED DATED JANUARY 3, 1891 AND RECORDED JANUARY 5, 1891 IN BLOCK 3239, PAGE 328) AND (EXCEPT THAT PART TAKEN BY CITY OF CHICAGO IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS CASE NO. 68L6265, FOR RAPID TRANSIT FACILITIES), IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 14 (EXCEPT THE N 25 FEET AND EXCEPT THAT PART TAKEN FOR WIDENING STATE STREET AND EXCEPT EAST 34 FEET THEREOF) AND (EXCEPT THAT PART TAKEN BY CITY OF CHICAGO IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS CASE NO. 68L6265, FOR RAPID TRANSIT FACILITIES) IN BLOCK 5 IN ASSESSOR'S DIVISION OF SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE NORTH 40 FEET OF LOT 11 (EXCEPT THE EAST 34 FEET THEREOF AND EXCEPT THAT PART TAKEN FOR WIDENING STATE STREET) AND (EXCEPT THAT PART TAKEN BY CITY OF CHICAGO IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS CASE NO. 68L6265) IN BLOCK 5 IN ASSESSOR'S DIVISION OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOTS 12 AND 13 IN BLOCK 5 IN ASSESSORS DIVISION OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT PARTS THEREOF TAKEN OR CONVEYED FOR STREET ALLEY AND ELEVATED RAILROAD PURPOSES) AND (EXCEPT THAT PART TAKEN BY CITY OF CHICAGO IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS CASE NO. 68L6265, FOR RAPID TRANSIT FACILITIES), IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 1707 S. State Street, Chicago, IL 60616. The Real Property tax identification number is 17-22-300-012 & 17-22-300-052 & 17-22-300-072.

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

The principal balance of the Promissory Note secured by the aforesaid Mortgage has been increased the date of this Modification of Mortgage, from \$648,000.00 to \$1,382,439.77. At no time shall the principal amount of Indebtedness secured by the Mortgage, not including sums advanced to protect the security of the Mortgage, exceed \$2,764,879.54.

The interest rate to be applied to the outstanding principal account balance from time to time shall be at a rate of 7.00% per annum.

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

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

Loan No: 0001

Page 3

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 MAY 3, 2006.

GRANTOR:

COLE TAYLOR BANK TRUST NUMBER 99-8146


COLE TAYLOR BANK, not personally but as Trustee under that certain trust agreement dated 01-15-1999 and known as Cole Taylor Bank Trust Number 99-8146.

By: 
Mano V. Botanco, Authorized Signer of
Cole Taylor Bank

CHICAGO TITLE LAND TRUST COMPANY is successor Land Trustee to Cole Taylor Bank and all references within this document to Cole Taylor Bank shall be deemed to mean CHICAGO TITLE LAND TRUST COMPANY as Successor Trustee

LENDER:

COLE TAYLOR BANK

X 
Authorized Signer

Property of Cook County Clerk's Office

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE

(Continued)

Loan No: 0001

Page 4

TRUST ACKNOWLEDGMENT

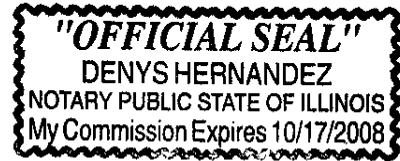
STATE OF ILLINOIS)
)
) SS
 COUNTY OF COOK)

On this 15th day of MAY, 2006 before me, the undersigned Notary Public, personally appeared Mario V. Gotanco, Authorized Signer of Cole Taylor Bank, and known to me to be an authorized trustee or agent of the trust that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the trust, by authority set forth in the trust documents or, by authority of statute, 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 trust.

By [Signature] Residing at Chicago, Ill.

Notary Public in and for the State of Illinois

My commission expires 10/17/08



Cook County Clerk's Office

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE

(Continued)

Loan No: 0001

Page 5

LENDER ACKNOWLEDGMENT

STATE OF Illinois)
)
) SS
 COUNTY OF Cook)

On this 4th day of May, 2006 before me, the undersigned Notary Public, personally appeared Gerald Eberhardt and known to me to be the Sr. V.P., 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 Carole Dansky Residing at Burbank, Illinois 60459
Illinois
 Notary Public in and for the State of _____

My commission expires _____



Cook County Clerk's Office