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RECORDATION REQUESTED BY:

Bridgeview Bank Group
7940 S. Harlem Ave.
Bridgeview, IL 60455

**WHEN RECORDED MAIL TO:**

Bridgeview Bank Group
ATTN: Loan Operations
4753 N Broadway
Chicago, IL 60640

Doc#: 0613602304 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/16/2006 01:32 PM Pg: 1 of 4

SEND TAX NOTICES TO:

Clybourn Investment Group,
L.L.C.
1320 N Wood St
Chicago, IL 60622

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

Lender
Bridgeview Bank Group
4753 N Broadway
Chicago, IL 60640

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated February 11, 2006, is made and executed between Clybourn Investment Group, L.L.C., an Illinois limited liability company, whose address is 1320 N Wood St, Chicago, IL 60622 (referred to below as "Grantor") and Bridgeview Bank Group, whose address is 7940 S. Harlem Ave., Bridgeview, IL 60455 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated February 11, 2005 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded March 24, 2005 as document 0508333164, made by Clybourn Investment Group, L.L.C. to Lender to secure a Note for \$3,875,000.00 .

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

LOTS 4, 5, 6, 7, 8 AND 9 IN SUBDIVISION OF LOT 22 IN BUTTERFIELD ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

The Real Property or its address is commonly known as 1275-1281 N Clybourn, Chicago, IL 60610. The Real Property tax identification number is 17-04-122-086-0000; 17-04-122-087-0000; 17-04-122-088-0000; 17-04-122-089-0000; 17-04-122-090-0000. /

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

Grantor has received additional principal, making the total indebtedness \$4,475,000.00. Said additional principal is evidenced by a Note dated February 11, 2006. Said Note is secured by the property pursuant to the terms of the Mortgage .

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain

Box 400-CTCC

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MODIFICATION OF MORTGAGE

Loan No: 613389600-15002

(Continued)

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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 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.

MAXIMUM LIEN. 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 \$8,950,000.00.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED FEBRUARY 11, 2006.

GRANTOR:

CLYBOURN INVESTMENT GROUP, L.L.C.

By: 

Michael Gaylor, Manager of Clybourn Investment Group, L.L.C.

LENDER:

BRIDGEVIEW BANK GROUP

X 
Authorized Signer

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MODIFICATION OF MORTGAGE

(Continued)

Loan No: 613389600-15002

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

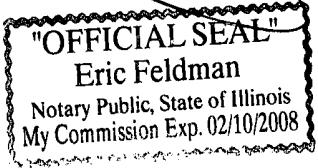
STATE OF IL)
)
) SS
 COUNTY OF Cook)

On this 17th day of March, 2006 before me, the undersigned Notary Public, personally appeared **Michael Gaylor, Manager of Clybourn Investment Group, L.L.C.**, and known to me to be a member or designated agent 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 is authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

By ~~Michael Gaylor~~ *Eric Feldman* Residing at ~~_____~~ *_____*

Notary Public in and for the State of COOK

My commission expires _____



COOK County Clerk's Office

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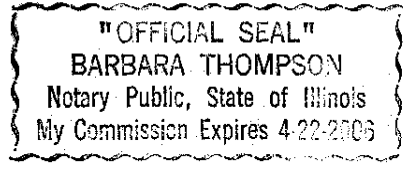
MODIFICATION OF MORTGAGE (Continued)

Loan No: 613389600-15002

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LENDER ACKNOWLEDGMENT

STATE OF Ill
COUNTY OF Cook



On this 17th day of March, 2004 before me, the undersigned Notary Public, personally appeared David Orzelle 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 Barbara Thompson Residing at Cook

Notary Public in and for the State of Ill

My commission expires 4-22-2006

Notary Public, State of Illinois
My Commission Expires 4-22-2006
Cook County Clerk's Office