

UNOFFICIAL COPY



Doc#: 0615015117 Fee: \$36.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/30/2006 12:42 PM Pg: 1 of 7

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

SEND TAX NOTICES TO:

Bridgeview Bank Group
7940 S. Harlem Ave.
Bridgeview, IL 60455 25786

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

Bridgeview Bank Group
4753 N. Broadway
Chicago, IL 60640

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated April 28, 2006, is made and executed between Area Wide 63rd & Halsted, Inc., an Illinois Corporation, whose address is 117 Windmill Rd, Orland Park, IL 60467 (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 July 28, 2004 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Mortgage and Assignment of Rents recorded August 4, 2004 as Document Numbers 0421742357 and 0421742358; respectively.

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

PARCEL 1:

LOTS 5, 6 AND 7 IN BLOCK 6, TOGETHER WITH THE VACATED 16 FOOT EAST-WEST ALLEY (VACATED BY ORDINANCE PASSED AUGUST 31, 1983 AND RECORDED NOVEMBER 1, 1983 AS DOCUMENT NO. 26845306), LYING SOUTH OF AND ADJOINING LOTS 5, 6 AND 7 AND NORTH OF AND ADJOINING LOTS 14 TO 19, AND EXCEPTING THAT PART OF SAID LOTS 14, 15 AND 16, LYING SOUTHWESTERLY OF A LINE DRAWN FROM A POINT ON THE SOUTH LINE OF LOT 20, 175.75 FEET EAST OF THE SOUTHWEST CORNER OF LOT 14 TO THE NORTHWEST CORNER OF LOT 9 IN SAID BLOCK 6 IN HOYT, CANFIELD AND MATTESON'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

ALL OF LOT 1 AND THAT PART OF LOTS 2, 45, AND 46, TOGETHER WITH THE VACATED 16 FOOT EAST-WEST ALLEY (VACATED BY ORDINANCE PASSED AUGUST 31, 1983 AND RECORDED NOVEMBER 1, 1983 AS DOCUMENT NO. 26845306) LYING SOUTH AND ADJOINING SAID LOTS 1 AND 2 AND NORTH OF LOTS 45 AND 46, ALL LYING EAST OF AND ADJOINING THE EAST LINE OF SOUTH HALSTED PARKWAY AS OPENED BY CITY ORDINANCE PASSED NOVEMBER 15, 1968 AND RECORDED

SC
24
24
24
24

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

Loan No: 613601400-11601

Page 2

JANUARY 2, 1969 AS DOCUMENT NO. 20717334, ALL IN BLOCK 5 IN HOYT, CANFIELD AND MATTESON'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN.

PARCEL 3:

LOT 8 (INCLUDING THE EAST 20 FEET OF LOT 8 WHICH HAS PREVIOUSLY DEDICATED FOR ALLEY BY INSTRUMENT RECORDED JUNE 17, 1930 AS DOCUMENT NO. 10694217 AND NOW VACATED BY ORDINANCE PASSED AUGUST 31, 1983 AND RECORDED NOVEMBER 1, 1983 AS DOCUMENT NO. 26845306) LOTS 9 AND 10 AND THAT PART OF LOTS 11, 12, 13 LYING NORTH AND NORTHWESTERLY OF THE NORTHEASTERLY LINE OF SOUTH HALSTED PARKWAY AS OPENED BY CITY ORDINANCE PASSED NOVEMBER 15, 1968 AND RECORDED JANUARY 2, 1969 AS DOCUMENT NO. 20717334, ALL IN BLOCK 6 IN HOYT, CANFIELD AND MATTESON'S SUBDIVISION, AFORESAID.

PARCEL 4:

THE VACATED 16 FOOT EAST WEST ALLEY (VACATED BY ORDINANCE PASSED AUGUST 31, 1983 AND RECORDED NOVEMBER 1, 1983 AS DOCUMENT NO. 26845306) LYING SOUTH OF SAID ADJOINING LOTS 8, 9 AND 10 AND NORTH OF SAID ADJOINING LOTS 11, 12 AND 13, ALL IN BLOCK 6 IN HOYT, CANFIELD AND MATTESON'S SUBDIVISION, AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

ALL THOSE PARTS OF THE FOLLOWING FIVE DESCRIBED PARCELS OF LAND (TAKEN AS A TRACT) LYING SOUTH OF A LINE DRAWN 94.17 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE THEREOF:

PARCEL 1:

LOTS 2 TO 7 AND LOTS 14 TO 19 IN BLOCK 5, TOGETHER WITH THE VACATED 16 FOOT EAST-WEST ALLEY (VACATED BY ORDINANCE PASSED AUGUST 31, 1983 AND RECORDED NOVEMBER 1, 1983 AS DOCUMENT NO. 26845306), LYING SOUTH OF AND ADJOINING LOTS 2 TO 7 AND NORTH OF AND ADJOINING LOTS 14 TO 19 AND EXCEPTING THAT PART OF SAID LOTS 14 TO 17 TAKEN FOR SOUTH HALSTED PARKWAY AS OPENED BY CITY ORDINANCE PASSED NOVEMBER 15, 1968 AND RECORDED JANUARY 2, 1969 AS DOCUMENT NO. 20717334, LYING SOUTH OF A CURVED LINE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 220.00 FEET, BEGINNING AT A POINT OF CURVE, SAID POINT BEING 3.94 FEET WEST OF AND 0.36 HUNDREDTHS OF A FOOT NORTH OF THE SOUTHEAST CORNER OF SAID LOT 17 AND INTERSECTING THE WEST LINE OF SAID LOT 14 AT A POINT 22.84 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 14, IN HOYT, CANFIELD AND MATTESON'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING FROM THE ABOVE DESCRIBED PARCEL 1 THAT PART THEREOF TAKEN FOR THE WIDENING OF 63RD STREET AND SHOWN ON PLAT OF DEDICATION RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON _____ AS DOCUMENT NO. _____. ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

ALL OF LOT 1 AND THAT PART OF LOTS 2 AND 46, TOGETHER WITH THE VACATED 16 FOOT, EAST-WEST ALLEY (VACATED BY ORDINANCE PASSED AUGUST 31, 1983 AND RECORDED NOVEMBER 1, 1983 AS DOCUMENT NO. 26845306) LYING SOUTH AND ADJOINING SAID LOTS 1 AND 2 AND NORTH OF LOT 46, ALL LYING EAST OF AND ADJOINING THE EAST LINE OF SOUTH HALSTED PARKWAY AS OPENED BY CITY ORDINANCE PASSED NOVEMBER 15, 1968 AND RECORDED JANUARY 2, 1969 AS DOCUMENT NO. 20717334, ALL IN BLOCK 5 IN HOYT, CANFIELD AND MATTESON'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 8 (INCLUDING THE EAST 20.00 FEET OF LOT 8 WHICH WAS PREVIOUSLY DEDICATED FOR ALLEY BY INSTRUMENT RECORDED JUNE 17, 1930 AS DOCUMENT NO. 10684217 AND NOW VACATED BY

UNOFFICIAL COPY**MODIFICATION OF MORTGAGE
(Continued)**

Page 3

Loan No: 613601400-11601

ORDINANCE PASSED AUGUST 31, 1983 AND RECORDED NOVEMBER 1, 1983 AS DOCUMENT NO. 26845306), LOTS 9 AND 10 AND THAT PART OF LOTS 11, 12 AND 13 LYING NORTH AND NORTHEASTERLY OF THE NORTHEASTERLY LINE OF SOUTH HALSTED PARKWAY AS OPENED BY CITY ORDINANCE PASSED NOVEMBER 15, 1968 AND RECORDED JANUARY 2, 1969 AS DOCUMENT NO. 20717334, ALL IN BLOCK 6 IN HOYT, CANFIELD AND MATTESON'S SUBDIVISION, AFORESAID.

PARCEL 4:

THE VACATED 16.00 FOOT, EAST-WEST ALLEY (VACATED BY ORDINANCE PASSED AUGUST 31, 1983 AND RECORDED NOVEMBER 1, 1983 AS DOCUMENT NO. 26745306), LYING SOUTH OF SAID ADJOINING LOTS 8, 9 AND 10 AND NORTH OF SAID ADJOINING LOTS 11, 12 AND 13, ALL IN BLOCK 6 IN HOYT, CANFIELD AND MATTESON'S SUBDIVISION, AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 5:

ALL THAT PART OF SOUTH HALSTED PARKWAY AS HERETOFORE VACATED BY DOCUMENT RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON _____, AS DOCUMENT NO. _____, ALL IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 6200 S. Union Avenue (as to Parcel 1) and 662 West 63rd Street (as to Parcel 2, 3 and 4), Chicago, IL 60621. The Real Property tax identification number is 20-16-324-044-0000 & 20-16-324-045-0000 (as to Parcel 1); 20-16-324-014-0000, 20-16-324-015-0000, 20-14-324-016-0000, 20-16-324-025-0000, 20-16-324-026-0000, 20-16-324-041-0000, 20-16-324-042-0000, 20-16-324-043-0000, 20-16-324-018-0000 and 20-16-324-049-0000 (as to Parcel 2, 3 and 4).

20-16-324-044-0000, 20-16-324-045-0000, 20-16-324-048-0000

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

Purpose of this Modification of Mortgage: Add the following to the legal description of the Mortgage:

ALL THOSE PARTS OF THE FOLLOWING FIVE DESCRIBED PARCELS OF LAND (TAKEN AS A TRACT) LYING SOUTH OF A LINE DRAWN 94.47 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE THEREOF:

PARCEL 1:

LOTS 2 TO 7 AND LOTS 14 TO 19 IN BLOCK 6, TOGETHER WITH THE VACATED 16 FOOT EAST-WEST ALLEY (VACATED BY ORDINANCE PASSED AUGUST 31, 1983 AND RECORDED NOVEMBER 1, 1983 AS DOCUMENT NO. 26845306), LYING SOUTH OF AND ADJOINING LOTS 2 TO 7 AND NORTH OF AND ADJOINING LOTS 14 TO 19 AND EXCEPTING THAT PART OF SAID LOTS 14 TO 17 TAKEN FOR SOUTH HALSTED PARKWAY AS OPENED BY CITY ORDINANCE PASSED NOVEMBER 15, 1968 AND RECORDED JANUARY 2, 1969 AS DOCUMENT NO. 20717334, LYING SOUTH OF A CURVED LINE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 220.00 FEET, BEGINNING AT A POINT OF CURVE, SAID POINT BEING 3.94 FEET WEST OF AND 0.36 HUNDREDTHS OF A FOOT NORTH OF THE SOUTHEAST CORNER OF SAID LOT 17 AND INTERSECTING THE WEST LINE OF SAID LOT 14 AT A POINT 22.84 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 14, IN HOYT, CANFIELD AND MATTESON'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING FROM THE ABOVE DESCRIBED PARCEL 1 THAT PART THEREOF TAKEN FOR THE WIDENING OF 63RD STREET AND SHOWN ON PLAT OF DEDICATION RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON _____ AS DOCUMENT NO. _____). ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2.

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

Loan No: 613601400-11601

Page 4

ALL OF LOT 1 AND THAT PART OF LOTS 2 AND 46, TOGETHER WITH THE VACATED 16 FOOT, EAST-WEST ALLEY (VACATED BY ORDINANCE PASSED AUGUST 31, 1983 AND RECORDED NOVEMBER 1, 1983 AS DOCUMENT NO. 26845306) LYING SOUTH AND ADJOINING SAID LOTS 1 AND 2 AND NORTH OF LOT 46, ALL LYING EAST OF AND ADJOINING THE EAST LINE OF SOUTH HALSTED PARKWAY AS OPENED BY CITY ORDINANCE PASSED NOVEMBER 15, 1968 AND RECORDED JANUARY 2, 1969 AS DOCUMENT NO. 20717334, ALL IN BLOCK 5 IN HOYT, CANFIELD AND MATTESON'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 8 (INCLUDING THE EAST 20.00 FEET OF LOT 8 WHICH WAS PREVIOUSLY DEDICATED FOR ALLEY BY INSTRUMENT RECORDED JUNE 17, 1930 AS DOCUMENT NO. 10684217 AND NOW VACATED BY ORDINANCE PASSED AUGUST 31, 1983 AND RECORDED NOVEMBER 1, 1983 AS DOCUMENT NO. 26845306), LOTS 9 AND 10 AND THAT PART OF LOTS 11, 12 AND 13 LYING NORTH AND NORTHEASTERLY OF THE NORTHEASTERLY LINE OF SOUTH HALSTED PARKWAY AS OPENED BY CITY ORDINANCE PASSED NOVEMBER 15, 1968 AND RECORDED JANUARY 2, 1969 AS DOCUMENT NO. 20717334, ALL IN BLOCK 6 IN HOYT, CANFIELD AND MATTESON'S SUBDIVISION, AFORESAID.

PARCEL 4:

THE VACATED 16.00 FOOT, EAST-WEST ALLEY (VACATED BY ORDINANCE PASSED AUGUST 31, 1983 AND RECORDED NOVEMBER 1, 1983 AS DOCUMENT NO. 26745306), LYING SOUTH OF SAID ADJOINING LOTS 8, 9 AND 10 AND NORTH OF SAID ADJOINING LOTS 11, 12 AND 13, ALL IN BLOCK 6 IN HOYT, CANFIELD AND MATTESON'S SUBDIVISION, AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 5:

ALL THAT PART OF SOUTH HALSTED PARKWAY AS HERETOFORE VACATED BY DOCUMENT RECORDED IN THE OFFICE OF THE RECORDED OF DEEDS OF COOK COUNTY, ILLINOIS ON _____, AS DOCUMENT NO. _____, ALL IN COOK COUNTY, ILLINOIS.

20-16-324-044-0000, 20-16-324-045-0000, 20-16-324-048-0000

All other terms and conditions of the original Mortgage shall 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 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 APRIL 28, 2006.

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

Loan No: 613601400-11601

GRANTOR:

AREA WIDE 63RD & HALSTED, INC.

By: Faysal M. Mohamed
Faysal M. Mohamed, President of Area Wide 63rd & Halsted, Inc.

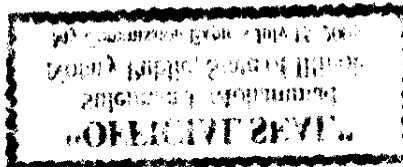
By: Bassam Y. Salman
Bassam Y. Salman, Secretary of Area Wide 63rd & Halsted, Inc.

LENDER:

BRIDGEVIEW BANK GROUP

X [Signature]
Authorized Signer

PROPERTY OF COOK COUNTY CLERK'S OFFICE



UNOFFICIAL COPY

Loan No: 613601400-11601

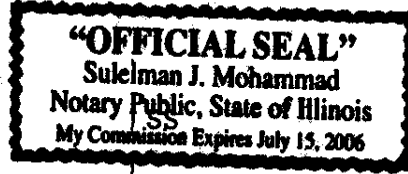
MODIFICATION OF MORTGAGE (Continued)

Page 6

CORPORATE ACKNOWLEDGMENT

STATE OF

Illinois



COUNTY OF

Cook

On this 2nd day of May, 2006 before me, the undersigned Notary Public, personally appeared **Faysal M. Mohamed, President; Bassam Y. Salman, Secretary of Area Wide 63rd & Halsted, Inc.**, and known to me to be authorized agents 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 they are authorized to execute this Modification and in fact executed the Modification on behalf of the corporation.

By [Signature] Residing at 621-6244

Notary Public in and for the State of Illinois

My commission expires 07.15.2006

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

Loan No: 613601400-11601

Page 7

LENDER ACKNOWLEDGMENT

STATE OF IL)
) SS
 COUNTY OF Cook)

On this 10 day of MAY, 2006 before me, the undersigned Notary Public, personally appeared Suheimen J Muhammad and known to me to be the Vice President of Bridgeview 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 Nellie A. Gleich Residing at Bridgeview, IL

Notary Public in and for the State of IL

My commission expires 06/17/2008



Notary Public of Cook County Clerk's Office