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Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/31/2006 04:58 PM Pg: 1 of 3

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This instrument was prepared by Loan Operations, Lakeside Bank, 1055 W. Roosevelt Road, Chicago, Illinois 60608-1559

When recorded return to Loan Operations, Lakeside Bank, 1055 W. Roosevelt Road, Chicago, Illinois 60608-1559

MODIFICATION OF MORTGAGE

DATE AND PARTIES. The date of this Real Estate Modification (Modification) is June 12, 2006. The parties and their addresses are:

MORTGAGOR:

BUILDER'S DESIGN GROUP, LLC
An Illinois Limited Liability Company
28W206 Commercial
Lake Barrington, Illinois 60010

LENDER:

LAKESIDE BANK
Organized and existing under the laws of Illinois
55 W. WACKER DRIVE
CHICAGO, Illinois 60601

1. BACKGROUND. Mortgagor and Lender entered into a security instrument dated June 12, 2003 and recorded on July 9, 2003 (Security Instrument). The Security Instrument was recorded in the records of Cook County, Illinois at the Recorder of Deeds as Document Number 0319035103 and covered the following described Property:

Parcel 1: UNIT 4 IN 152 WEST HURON CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE EAST 6 FEET OF LOT 13 AND ALL OF LOT 12 IN BLOCK 2 IN NEWBERRY'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0030228615; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS. Parcel 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 4, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0030228615. Parcel 3: EASEMENT FOR A PARTY WALL AS SET FORTH IN AGREEMENT DATED JANUARY 7, 1914 AND RECORDED FEBRUARY 25, 1914 AS DOCUMENT NO. 5363278 OVER THE FOLLOWING DESCRIBED LAND:

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.75 FEET IN WIDTH AND EXTENDING FROM THE REAR LOT LINE OF THE WEST IN A SOUTHERLY DIRECTION 35 FEET 4 INCHES, ALL IN COOK COUNTY, ILLINOIS. Parcel 4: A PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AND ACCESS, INGRESS AND EGRESS AND ETC., AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS, RECORDED FEBRUARY 14, 2003 AS DOCUMENT 0030220180 AND AMENDMENT THERETO RECORDED FEBRUARY 18, 2003 AS DOCUMENT 0030228614.

The property is located in Cook County at 152-154 West Huron, Unit 4, Chicago, Illinois 60610.

2. MODIFICATION. For value received, Mortgagor and Lender agree to modify the Security Instrument as provided for in this Modification.

The Security Instrument is modified as follows:

A. Secured Debt. The secured debt provision of the Security Instrument is modified to read:

(1) Secured Debts. The term "Secured Debts" includes and this Security Instrument will secure each of the following:

(a) Specific Debts. The following debts and all extensions, renewals, refinancings, modifications and replacements. A promissory note or other agreement, No. 6047729-01, dated June 12, 2003, from Mortgagor to Lender, with a loan amount of \$702,148.91, with an interest rate of 6.0 percent per year and maturing on October 12, 2006.

(b) All Debts. All present and future debts from Mortgagor to Lender, even if this Security Instrument is not specifically referenced, or if the future debt is unrelated to or of a different type than this debt. If more than one person signs this Security Instrument, each agrees that it will secure debts incurred either individually or with others who may not sign this Security Instrument. Nothing in this Security Instrument constitutes a commitment to make additional or future loans or advances. Any such commitment must be in writing. In the event that Lender fails to provide any required notice of the right of rescission, Lender waives any subsequent security interest in the Mortgagor's principal dwelling that is created by this Security Instrument. This Security Instrument will not secure any debt for which a non-possessory, non-purchase money security interest is created in "household goods" in connection with a "consumer loan," as those terms are defined by federal law governing unfair and deceptive credit practices. This Security Instrument will not secure any debt for which a security interest is created in "margin stock" and Lender does not obtain a "statement of purpose," as defined and required by federal law governing securities.

(c) Sums Advanced. All sums advanced and expenses incurred by Lender under the terms of this Security Instrument.

3. CONTINUATION OF TERMS. Except as specifically amended in this Modification, all of the terms of the Security Instrument shall remain in full force and effect.

SIGNATURES. By signing, Mortgagor agrees to the terms and covenants contained in this Modification. Mortgagor also acknowledges receipt of a copy of this Modification.

MORTGAGOR:

Builder's Design Group, LLC

By 

Patrick J. Kainz, Manager

LENDER:

LAKESIDE BANK

By _____

Philip D. Cacciatore, Senior Vice President

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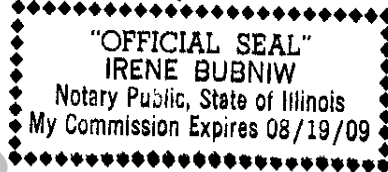
ACKNOWLEDGMENT.

(Business or Entity)

County OF Cook, State OF Illinois ss.

This instrument was acknowledged before me this 26th day of July, 2006
by Patrick J. Kainz - Manager of Builder's Design Group, LLC a Limited Liability Company on behalf of the
Limited Liability Company.

My commission expires:



(Signature)
(Notary Public)

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