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Doc#: 0622731057 Fee: \$32.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/15/2006 12:52 PM Pg: 1 of 5

(Space above reserved for Recorder of Deeds)

Title of Document: Modification of Mortgage
Date of Document: August 8, 2006
Grantor(s): M & H Development Group, L.L.C.
Grantee: Midwest BankCentre
Property address: 464-470 Milwaukee Ave. and 724 West Hubbard, Chicago, IL 60610
Legal Description: Legal description of the property is set out on page 1.

Original Modification of Mortgage Recorded as Document 0603934059

Return Document to: Midwest BankCentre

2191 Lemay Ferry Rd
St. Louis MO 63125

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MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated August 8, 2006, is made and executed between M & H Development Group, L.L.C., whose address is 800 S. Vandeventer Ave., St. Louis, MO 63110 (referred to below as "Grantor") and Midwest BankCentre, whose address is 2191 Lemay Ferry Rd., St. Louis, MO 63125 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated January 26, 2006 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded February 8, 2006 as Document 0603934059.

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

PARCEL 1:

LOT 2 (EXCEPT THE EAST 0.08 FEET THEREOF) AND ALL OF LOTS 3 AND 4 IN BLOCK 74 IN RUSSELL, MATHER AND ROBERTS' ADDITION TO CHICAGO AFORESAID, ALSO LOT 6 IN MARY P. LEE'S SUBDIVISION OF PART OF LOTS 12, 13, 14, 15 AND 16 IN BLOCK 74, IN RUSSELL, MATHER AND ROBERTS' ADDITION TO CHICAGO, IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 10, 11, 12, 13, 14, 15 AND 16 IN DILLION'S SUBDIVISION OF LOTS 5, 6, 7, 8, 11 AND 12 IN BLOCKS 72 AND 74 OF RUSSELL, MATHER AND ROBERTS' ADDITION TO CHICAGO AFORESAID ALSO ALL OF THE VACATED ALLEY BETWEEN NORTH MILWAUKEE AVENUE AND HUBBARD STREET IN BLOCK 74 IN RUSSELL, MATHER AND ROBERTS' ADDITION TO CHICAGO, IN SECTION 9, 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 464-470 Milwaukee Ave. and 724 West Hubbard , Chicago, IL 60610.

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

The Mortgage shall secure future advances and future obligations under Section 443.055 of the Revised Missouri Statutes, not to exceed at any one time \$2,525,000.00.

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 AUGUST 8, 2006.

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MODIFICATION OF MORTGAGE (Continued)

GRANTOR:

M & H DEVELOPMENT GROUP, L.L.C.

By: 

David W. Mason, Managing Member of M & H Development Group, L.L.C.

By: 

James O. Hacking, Managing Member of M & H Development Group, L.L.C.

LENDER:

MIDWEST BANKCENTRE

x 

Authorized Signer

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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MODIFICATION OF MORTGAGE (Continued)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF MO)
) SS
 COUNTY OF St Louis)

On this 8th day of Aug, 2006 before me, the undersigned Notary Public, personally appeared **David W. Mason, Managing Member and James O. Hacking, Managing Member of M & H Development Group, L.L.C.**, 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 Eileen Combs Residing at 232 N. Kingshighway #203, 63108

Notary Public in and for the State of MO

My commission expires 4/26/07

EILEEN C. COMBS Notary Public - Notary Seal STATE OF MISSOURI Jefferson County My Commission Expires: April 26, 2007
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Notary Public of Cook County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

LENDER ACKNOWLEDGMENT

STATE OF MO)
) SS
 COUNTY OF St Louis)

On this 24 day of August, 2006 before me, the undersigned Notary Public, personally appeared James A. Watson and known to me to be the Regional President, 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 2320 Kings Highway #203, 63108

Notary Public in and for the State of MO

My commission expires 4/26/07

EILEEN C. COMBS Notary Public - Notary Seal STATE OF MISSOURI Jefferson County My Commission Expires: April 26, 2007
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Notary Public of Cook County Clerk's Office