

# UNOFFICIAL COPY



Doc#: 0702356208 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/23/2007 12:58 PM Pg: 1 of 4

**RECORDATION REQUESTED BY:**

Broadway Bank  
5960 N Broadway  
Chicago, IL 60660

**WHEN RECORDED MAIL TO:**

Broadway Bank  
5960 N Broadway  
Chicago, IL 60660

**SEND TAX NOTICES TO:**

Broadway Bank  
5960 N Broadway  
Chicago, IL 60660

**FOR RECORDER'S USE ONLY**

**This Modification of Mortgage prepared by:**

Broadway Bank  
5960 N Broadway  
Chicago, IL 60660

## MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated January 16, 2007, is made and executed between Harrison Properties, LLC, an Illinois Limited Liability Company, whose address is 3029 West Harrison St., Chicago, IL 60612 (referred to below as "Grantor") and Broadway Bank whose address is 5960 N Broadway, Chicago, IL 60660 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated July 12, 2006 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

RECORDED JULY 12, 2006

~~RECORDED ON JULY 17, 2006~~ AS DOCUMENT NUMBER 0619356113 IN THE OFFICE OF COOK COUNTY RECORDERS.

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

THE SOUTH 146 FEET OF THE NORTH 297 FEET OF LOT 176 AND THE SOUTH 145 FEET OF THE NORTH 297 FEET OF LOTS 177 AND 178 (EXCEPT THAT PART OF LOT 178 LYING WEST OF A LINE 935 FEET EAST OF THE EAST LINE OF LARAMIE AVENUE) IN SCHOOL TRUSTEES SUBDIVISION OF THE NORTH PART OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

The Real Property or its address is commonly known as 5000 W. Flourney, Chicago, IL 60644. The Real Property tax identification number is 16-16-400-021-0000.

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

**INDEBTEDNESS MAXIMUM LIEN AMOUNT:)** AT NO TIME SHALL THE PRINCIPAL AMOUNT OF INDEBTEDNESS SECURED BY THIS MORTGAGE, NOT INCLUDING SUMS ADVANCED TO PROTECT THE SECURITY OF THE MORTGAGE, EXCEED THE NOTE AMOUNT OF \$8,212,816.94.

THE FOLLOWING MORTGAGE HAS BEEN MODIFIED AS FOLLOWS:

1.) THE PRINCIPAL BALANCE OF THE LOAN HAS BEEN CHANGED TO \$4,106,408.47 (CURRENT PRINCIPAL BALANCE OF \$3,676,408.47, ADDITIONAL CASH OUT OF \$430,000.00).

3

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Property of Cook County Clerk's Office

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED JANUARY 16, 2007.

GRANTOR:

HARRISON PROPERTIES, LLC

By: 

Dean Theo, Member and Manager of Harrison Properties, LLC

LENDER:

BROADWAY BANK

Authorized Signer

 X

**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 endorses 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.

- 2.) THE MONTHLY PAYMENT HAS BEEN CHANGED FROM \$33,258.05 MONTHLY PRINCIPAL AND INTEREST TO \$36,997.38 MONTHLY PRINCIPAL AND INTEREST.
- 3.) ALL OTHER TERMS AND CONDITIONS REMAIN THE SAME. ...

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## MODIFICATION OF MORTGAGE

(Continued)

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

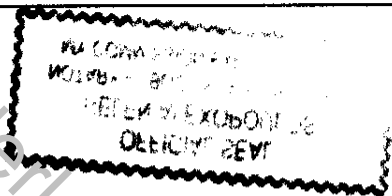
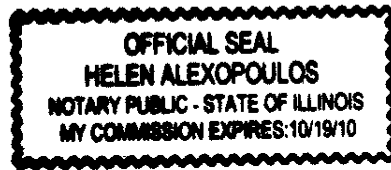
STATE OF Illinois )  
 )  
 ) SS  
 COUNTY OF Cook )

On this 16<sup>th</sup> day of January, 2007 before me, the undersigned Notary Public, personally appeared **Dean Theo**, Member and Manager of **Harrison Properties, LLC**, 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 Helen Alexopoulos Residing at \_\_\_\_\_

Notary Public in and for the State of Illinois

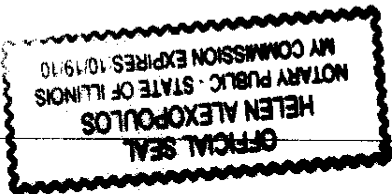
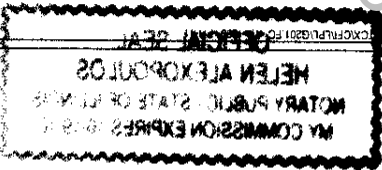
My commission expires October 19, 2010



Cook County Clerk's Office

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Property of Cook County



By Shirley A. Cooper  
Notary Public in and for the State of Illinois  
My commission expires 10/19/10

Residing at \_\_\_\_\_

On this 16th day of January, 2007 before me, the undersigned Notary Public, personally appeared Monica Jackson and known to me to be the loan Department 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.

COUNTY OF Cook

STATE OF Illinois

## LENDER ACKNOWLEDGMENT