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RECORDATION REQUESTED BY:

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

Doc#: 0707106132 Fee: \$30.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/12/2007 02:07 PM Pg: 1 of 4

WHEN RECORDED MAIL TO:

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

SEND TAX NOTICES TO:

The Center: Resources For
Teaching and Learning
1855 Mount Prospect Rd
Des Plaines, IL 60018-1805

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 February 5, 2007, is made and executed between The Center: Resources For Teaching and Learning, an Illinois Not-For-Profit Corporation whose address is 1855 Mount Prospect Rd, Des Plaines, IL 60018-1805 (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 November 3, 2006 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Mortgage and Assignment of Rents recorded on November 13, 2006 as Document Number 0631742016 and 0631742017; respectively.

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

LOT 11 AND THE WEST 86 FEET OF LOT 12 IN CLEARBROOK INDUSTRIAL PARK SUBDIVISION BEING A SUBDIVISION IN SECTION 15, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON AUGUST 23, 1967 AS DOCUMENT NUMBER LR 2343062, AND ALSO RECORDED AUGUST 23, 1967 DOCUMENT NUMBER 20238651, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 2626 South Clearbrook Drive, Arlington Heights, IL 60006. The Real Property tax identification number is 08-15-309-011-0000, 08-15-309-020-0000.

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

Increase the principal amount from \$1,520,000.00 to \$1,850,000.00; Increase the maximum lien amount from \$3,040,000.00 to \$3,700,000.00 as evidenced by Promissory Note dated February 5, 2007. 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

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MODIFICATION OF MORTGAGE

(Continued)

Loan No: 50126-10702


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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 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 FEBRUARY 5, 2007.


GRANTOR:

THE CENTER: RESOURCES FOR TEACHING AND LEARNING


Ronald P. Perlman, President of The Center: Resources For
Teaching and Learning

LENDER:

BRIDGEVIEW BANK GROUP

x 
Authorized Signer

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MODIFICATION OF MORTGAGE

(Continued)

Loan No: 50126-10702

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CORPORATE ACKNOWLEDGMENT

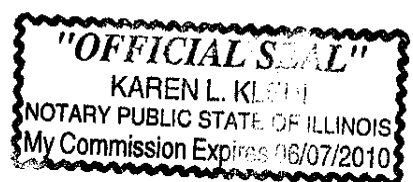
STATE OF IL)
) SS
 COUNTY OF Cook)

On this 27th day of February, 2007 before me, the undersigned Notary Public, personally appeared **Ronald P. Perlman, President of The Center: Resources For Teaching and Learning**, and known to me to be an authorized agent 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 he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the corporation.

By Karen L. Klein Residing at Bridgewater, IL

Notary Public in and for the State of IL

My commission expires 6/7/10



Notary Public of Cook County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

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LENDER ACKNOWLEDGMENT

STATE OF IL)
) SS
COUNTY OF Cook)

On this 27th day of February, 2007 before me, the undersigned Notary Public, personally appeared William V. F. Scullia and known to me to be the Senior Vice 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 Karen L. Klein Residing at Bridgewater, IL

Notary Public in and for the State of IL

My commission expires 6/7/10

