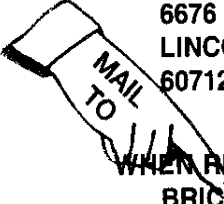


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RECORDATION REQUESTED BY:  
BRICKYARD BANK  
6676 N. LINCOLN AVENUE  
LINCOLNWOOD, IL  
60712-3631

Doc#: 0708639137 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/27/2007 02:19 PM Pg: 1 of 4



WHEN RECORDED MAIL TO:  
BRICKYARD BANK  
6676 N. LINCOLN AVENUE  
LINCOLNWOOD, IL  
60712-3631

SEND TAX NOTICES TO:  
E & AA VENTURE, LLC  
4570 CONCORD LANE  
NORTHBROOK, IL 60062

**FOR RECORDER'S USE ONLY**

BTC 1/1

This Modification of Mortgage prepared by:  
BRICKYARD BANK  
BRICKYARD BANK  
6676 N. LINCOLN AVENUE  
LINCOLNWOOD, IL 60712

## MODIFICATION OF MORTGAGE

NO 0708639130

THIS MODIFICATION OF MORTGAGE dated December 1, 2006, is made and executed between E & AA VENTURE, LLC, whose address is 4570 CONCORD LANE, NORTHBROOK, IL 60062 (referred to below as "Grantor") and BRICKYARD BANK, whose address is 6676 N. LINCOLN AVENUE, LINCOLNWOOD, IL 60712-3631 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated December 1, 2005 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

**MORTGAGE DATED 12-01-2005 AND RECORDED 12-20-2005 AS DOCUMENT NUMBER 0535434076 FROM E & AA VENTURE, LLC TO BRICKYARD BANK IN THE AMOUNT OF \$725,000.00 .**

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

LOT 55 TO 58 (BOTH INCLUSIVE) IN EDGARDS, OWENS LINCOLN AND DEVON AVENUES SUBDIVISION OF BLOCK 4 IN ENDERS AND MUNOS SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 3450-58 W. DEVON AVENUE, LINCOLNWOOD, IL 60712. The Real Property tax identification number is 10-35-420-035; 10-35-420-036; 10-35-420-037.

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

**EXTEND MATURITY DATE TO DECEMBER 1, 2008 AND DECREASE MAXIMUM CREDIT AMOUNT TO \$650,000.00 AND CHANGE INTEREST RATE FROM BRICKYARD BANK PRIME PLUS 1% TO WALL STREET JOURNAL PRIME (CURRENTLY 8.25%). THIS MODIFICATION IS EVIDENCED BY A PROMISSORY NOTE DATED DECEMBER 1, 2006 IN THE AMOUNT OF \$650,000.00.**

**CONTINUING VALIDITY.** Except as expressly modified above, the terms of the original Mortgage shall remain

Near North National Title  
222 N. LaSalle  
Chicago, IL 60601

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## MODIFICATION OF MORTGAGE (Continued)

Page 2


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 DECEMBER 1, 2006.**

**GRANTOR:**


**E & AA VENTURE, LLC**

By:   
ARKADIY LUKOVENKOV, Member of E & AA VENTURE, LLC

By:   
ANNA VOLFSO, Member of E & AA VENTURE, LLC

**LENDER:**

**BRICKYARD BANK**

X   
Authorized Signer

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## MODIFICATION OF MORTGAGE

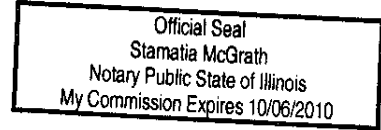
(Continued)

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF IL )

COUNTY OF Cook )

)  
) SS  
)



On this 22nd day of February, 2007 before me, the undersigned Notary Public, personally appeared **ARKADIY LUKOVENKOV, Member; ANNA VOLFSON, Member of E & AA VENTURE, LLC**, 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 Stamatia McGrath

Residing at 8928 Idell  
Wheaton Grove IL  
60053

Notary Public in and for the State of IL

My commission expires 10/06/2010

Cook County Clerk's Office

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## MODIFICATION OF MORTGAGE (Continued)

Page 4

### LENDER ACKNOWLEDGMENT

STATE OF IL )  
 )  
COUNTY OF Cook ) SS  
 )



On this 2nd day of February, 2007 before me, the undersigned Notary Public, personally appeared Rakesh Shah and known to me to be the Loan Officer 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 Stamatia McGrath Residing at 8428 Udel  
Morton Grove IL  
Notary Public in and for the State of IL  
My commission expires 10/06/2010