

# UNOFFICIAL COPY

**RECORDATION REQUESTED BY:**

Heritage Community Bank  
17926 S. Halsted 2nd Floor  
Homewood, IL 60430

**WHEN RECORDED MAIL TO:**

Heritage Community Bank  
17926 S. Halsted 2nd Floor  
Homewood, IL 60430



0710833116

Doc#: 0710833116 Fee: \$34.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/18/2007 10:19 AM Pg: 1 of 6

**SEND TAX NOTICES TO:**

3FJ Construction Company,  
Inc.  
4801 S. Ashland Ave  
Chicago, IL 60609

FOR RECORDER'S USE ONLY

8329136 J @ALL CTI

**This Modification of Mortgage prepared by:**

Angela Dowell-Lott, Commercial Loan Specialist  
Heritage Community Bank  
17926 S. Halsted 2nd Floor  
Homewood, IL 60430

## MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated November 28, 2006, is made and executed between 3FJ Construction Company, Inc., whose address is 4801 S. Ashland Ave, Chicago, IL 60609 (referred to below as "Grantor") and Heritage Community Bank, whose address is 17926 S. Halsted 2nd Floor, Homewood, IL 60430 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated December 30, 2005 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

January 31, 2006 as Document Number 0603133165.

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

See Exhibit "A", which is attached to this Modification and made a part of this Modification as if fully set forth herein.

The Real Property or its address is commonly known as 1221 ~~22~~ W Henderson (Center Parcel), Chicago, IL 60657. The Real Property tax identification number is 14-20-323-037-0000 and 14-20-~~233~~ 039-0000.

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

323

Extend the maturity date to September 30, 2007.

**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 endorser 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

BOX 333-CTI

6 PG  
C.F.

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## MODIFICATION OF MORTGAGE

(Continued)


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 NOVEMBER 28, 2006.**

**GRANTOR:**

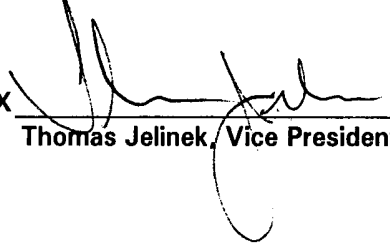
**3FJ CONSTRUCTION COMPANY, INC**

By:

  
\_\_\_\_\_  
Robert Chavin, President of 3FJ Construction Company, Inc.

**LENDER:**

**HERITAGE COMMUNITY BANK**

X  UP  
\_\_\_\_\_  
Thomas Jelinek, Vice President

Property of Cook County Clerk's Office

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## MODIFICATION OF MORTGAGE (Continued)

### CORPORATE ACKNOWLEDGMENT

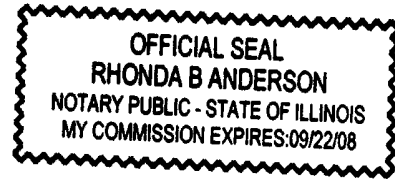
STATE OF Illinois )  
 )  
 COUNTY OF Cook ) SS  
 )

On this 22nd day of January, 07 before me, the undersigned Notary Public, personally appeared **Robert Chavin, President of 3FJ Construction Company, Inc.**, 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 Rhonda B. Anderson Residing at Homewood, IL

Notary Public in and for the State of Illinois

My commission expires 09-22-08



County Clerk's Office

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## MODIFICATION OF MORTGAGE

(Continued)

### LENDER ACKNOWLEDGMENT

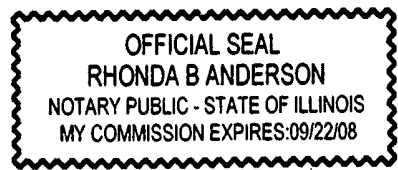
STATE OF Illinois )  
 )  
 COUNTY OF Cook ) SS  
 )

On this 22<sup>nd</sup> day of January, 2007 before me, the undersigned Notary Public, personally appeared Thomas Jelenk and known to me to be the 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 Rhonda B. Anderson Residing at Homewood, Illinois

Notary Public in and for the State of Illinois

My commission expires 09-22-08



Cook County Clerk's Office

**UNOFFICIAL COPY****CHICAGO TITLE INSURANCE COMPANY**

**ORDER NUMBER:** 1410 008329136 OF  
**STREET ADDRESS:** 1221 W. HENDERSON  
**CITY:** CHICAGO **COUNTY:** COOK  
**TAX NUMBER:** 14-20-323-037-0000

**LEGAL DESCRIPTION:**

THE EAST 32 FEET OF THE WEST 58 FEET OF THE FOLLOWING 2 PARCELS TAKEN AS A TRACT:

**PARCEL 1:**

THE SOUTHWESTERLY 300 FEET AS MEASURED ON THE EASTERLY AND WESTERLY LINES OF A STRIP OF LAND APPROXIMATELY 50 FEET IN WIDTH, LOCATED IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE INTERSECTION OF RACINE AVENUE AND SCHOOL STREET IN CHICAGO; THENCE WEST ALONG THE NORTH LINE OF SCHOOL STREET FOR A DISTANCE OF APPROXIMATELY 244 FEET TO THE POINT OF BEGINNING; THENCE NORTH 26 DEGREES 45 MINUTES EAST, MORE OR LESS, FOR A DISTANCE OF APPROXIMATELY 530 FEET TO THE WEST LINE OF RACINE AVENUE; THENCE NORTH ALONG THE WEST LINE OF RACINE AVENUE FOR A DISTANCE OF APPROXIMATELY 109 FEET; THENCE SOUTH 26 DEGREES 45 MINUTES WEST, MORE OR LESS, FOR A DISTANCE OF APPROXIMATELY 654 FEET TO THE NORTH LINE OF SCHOOL STREET; THENCE EAST ALONG THE NORTH LINE OF SCHOOL STREET FOR A DISTANCE OF APPROXIMATELY 60 FEET TO THE POINT OF BEGINNING, BEING PART OF THAT PROPERTY CONVEYED BY MARK SKINNER AND ELIZABETH W. SKINNER TO CHICAGO AND EVANSTON RAILROAD COMPANY (GRANTOR'S PREDECESSOR IN INTEREST) BY DEED DATED NOVEMBER 16, 1882 AND RECORDED DECEMBER 11, 1882 IN BOOK 1276, PAGE 457, (EXCEPT FROM SAID SOUTHWESTERLY 300 FEET, THAT PART LYING SOUTH OF THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 18 IN BLOCK 7 IN WILLIAM J. GOUDY'S SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20 AFORESAID) IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

LOTS 18, 19 AND 20 IN BLOCK 7 OF WILLIAM J. GOUDY'S SUBDIVISION OF THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

**ALSO:**

EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED BY ACCESS EASEMENT AGREEMENT RECORDED AUGUST 13, 2004 AS DOCUMENT 0422601191 FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PARCEL:

(CONTINUED)

**UNOFFICIAL COPY****CHICAGO TITLE INSURANCE COMPANY**

**ORDER NUMBER:** 1410 008329136 OF  
**STREET ADDRESS:** 1221 W. HENDERSON  
**CITY:** CHICAGO **COUNTY:** COOK  
**TAX NUMBER:** 14-20-323-037-0000

**LEGAL DESCRIPTION:**

THE SOUTHWESTERLY 300 FEET AS MEASURED ON THE EASTERLY AND WESTERLY LINES OF A STRIP OF LAND APPROXIMATELY 50 FEET IN WIDTH, LOCATED IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE INTERSECTION OF RACINE AVENUE AND SCHOOL STREET IN CHICAGO, THENCE WEST ALONG THE NORTH LINE OF SCHOOL STREET FOR A DISTANCE OF APPROXIMATELY 244 FEET TO THE POINT OF BEGINNING; THENCE NORTH 26 DEGREES 45 MINUTES EAST, MORE OR LESS, FOR A DISTANCE OF APPROXIMATELY 530 FEET TO THE WEST LINE OF RACINE AVENUE; THENCE NORTH ALONG THE WEST LINE OF RACINE AVENUE FOR A DISTANCE OF APPROXIMATELY 109 FEET; THENCE SOUTH 26 DEGREES 45 MINUTES WEST, MORE OR LESS, FOR A DISTANCE OF APPROXIMATELY 654 FEET TO THE NORTH LINE OF SCHOOL STREET; THENCE EAST ALONG THE NORTH LINE OF SCHOOL STREET FOR A DISTANCE OF APPROXIMATELY 60 FEET TO THE POINT OF BEGINNING, BEING PART OF THAT PROPERTY CONVEYED BY MARK SKINNER AND ELIZABETH W. SKINNER TO CHICAGO AND EVANSTON RAILROAD COMPANY (GRANTOR'S PREDECESSOR IN INTEREST) BY DEED DATED NOVEMBER 16, 1882 AND RECORDED DECEMBER 11, 1882 IN BOOK 1276, PAGE 457, (EXCEPT FROM SAID SOUTHWESTERLY 300 FEET, THAT PART LYING NORTH OF THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 18 IN BLOCK 7 AND EXCEPT THAT PART OF SAID SOUTHWESTERLY 300 FEET LYING SOUTH OF THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 17 IN BLOCK 7 IN WILLIAM J GOUDY'S SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20 AFORESAID) IN COOK COUNTY, ILLINOIS.