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0715711045

RECORDATION REQUESTED BY:
UNION NATIONAL BANK
101 EAST CHICAGO ST
ELGIN, IL 60120

Doc#: 0715711045 Fee: \$54.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/08/2007 11:10 AM Pg: 1 of 4

WHEN RECORDED MAIL TO:
UNION NATIONAL BANK
101 EAST CHICAGO ST
ELGIN, IL 60120

FOR RECORDER'S USE ONLY

1409-NW6148081 ZC

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This Modification of Mortgage prepared by:

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated May 22, 2007, is made and executed between Grogan Hayner LLC, an Illinois Limited Liability Company (referred to below as "Grantor") and UNION NATIONAL BANK, whose address is 101 EAST CHICAGO ST, ELGIN, IL 60120 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated June 28, 2006 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded July 10, 2006 as document number 0619143486.

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

THE WEST 322.79 FEET (AS MEASURED ALONG THE NORTH LINE THEREOF) OF LOT 28 IN CENTEX INDUSTRIAL PARK UNIT 5, BEING A SUBDIVISION IN SECTION 35, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON SEPTEMBER 28, 1960, AS DOCUMENT NUMBER 1944839, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 2200 Estes, Elk Grove Village, IL 60007. The Real Property tax identification number is 08-35-200-017-0000.

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

Principal Increase to \$1,610,000.00 - increase of \$21,128.92.

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

BOX 333-CT

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MODIFICATION OF MORTGAGE

(Continued)

Loan No: 1

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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 MAY 28, 2007.

GRANTOR:

GROGAN HAYNER LLC

By:


Erin D. Grogan, Manager of Grogan Hayner LLC

By:


Scott A. Hayner, Manager of Grogan Hayner LLC

LENDER:

UNION NATIONAL BANK

X


Authorized Signer

Property of Cook County Clerk's Office

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MODIFICATION OF MORTGAGE

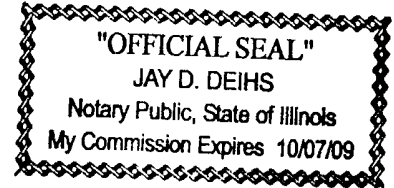
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Loan No: 1

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois)
)
 COUNTY OF Cook) SS
)



On this May 28 day of May, 2007 before me, the undersigned Notary Public, personally appeared **Erin D. Grogan, Manager; Scott A. Hayner, Manager of Grogan Hayner 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 [Signature] Residing at Arlington Heights
 Notary Public in and for the State of Illinois
 My commission expires 10-7-09

Cook County Clerk's Office

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MODIFICATION OF MORTGAGE

(Continued)

Loan No: 1

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LENDER ACKNOWLEDGMENT

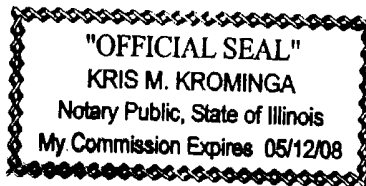
STATE OF Illinois)
) SS
 COUNTY OF Kane)

On this 20th day of May, 2007 before me, the undersigned Notary Public, personally appeared Stephen M. Kirby 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 Kris M. Krominga Residing at Kane County

Notary Public in and for the State of Illinois

My commission expires 5-12-08



Kane County Clerk's Office