

# UNOFFICIAL COPY



0719448062

**WHEN RECORDED MAIL TO:**

BankFinancial, F.S.B.  
15W060 North Frontage Road  
Burr Ridge, IL 60527

Doc#: 0719448062 Fee: \$34.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 07/13/2007 02:52 PM Pg: 1 of 6

706014 COOK ALCON Pd

Property of Cook County Clerk's Office

This Modification of Mortgage prepared by:  
Commercial - Loan #1900028985 (JM)  
BankFinancial, F.S.B.  
15W060 North Frontage Road  
Burr Ridge, IL 60527

## MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated April 23, 2007, is made and executed between CMHDC Properties, LLC, an Illinois Limited Liability Company, whose address is 200 W. Adams, Ste. 1710, Chicago, IL 60606 (referred to below as "Grantor") and BankFinancial, F.S.B., whose address is 15W060 North Frontage Road, Burr Ridge, IL 60527 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated April 23, 2004 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

**MORTGAGE AND ASSIGNMENT OF RENTS DATED APRIL 24, 2004 AND RECORDED ON MAY 4, 2004 IN THE COOK COUNTY RECORDER'S OFFICE AS DOCUMENT NUMBERS 0412546171 & 0412546172 RESPECTIVELY.**

**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 fully set forth herein.

The Real Property or its address is commonly known as IL.

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

**THE MATURITY DATE OF THE PROMISSORY NOTE IS HEREBY EXTENDED FROM APRIL 23, 2007 TO APRIL 23, 2009 AND THE MATURITY DATE OF THE MORTGAGE IS EXTENDED INDEFINITELY.**

**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

FINANCIAL TITLE SERVICES

**UNOFFICIAL COPY****MODIFICATION OF MORTGAGE  
(Continued)**

Loan No: 1900028985

Page 2

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.

**MAXIMUM LIEN AMOUNT ADDENDUM.** It is expressly agreed and understood that the Maximum Lien amount as set forth in this Mortgage is \$2,000,000.00 plus all items referenced in 735 ILCS 5/15-1302(b)(1-5) which statutory provision is incorporated by reference and made a part hereof.

**GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED APRIL 23, 2007.**

GRANTOR:

CMHDC PROPERTIES, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

CHICAGO METROPOLITAN HOUSING DEVELOPMENT CORPORATION,  
AN ILLINOIS NOT-FOR-PROFIT CORPORATION, Managing Member of  
CMHDC Properties, LLC, an Illinois Limited Liability Company

By: 

Rafael Leon, Executive Director of Chicago Metropolitan  
Housing Development Corporation, an Illinois Not-For-Profit  
Corporation

LENDER:

BANKFINANCIAL, F.S.B.

X 

Authorized Signer

# UNOFFICIAL COPY

## MODIFICATION OF MORTGAGE

(Continued)

Loan No: 1900028985

Page 3

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois )  
 )  
 COUNTY OF Cook ) SS  
 )

On this 6<sup>th</sup> day of July, 2007 before me, the undersigned Notary Public, personally appeared **Rafael Leon Executive Director of Chicago Metropolitan Housing Development Corporation, an Illinois Not-For-Profit Corporation**, 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 Kristie L. Harper Residing at \_\_\_\_\_

Notary Public in and for the State of Illinois

My commission expires 5/8/2010



County Clerk's Office

# UNOFFICIAL COPY

## MODIFICATION OF MORTGAGE (Continued)

Loan No: 1900028985

Page 4

### LENDER ACKNOWLEDGMENT

STATE OF Illinois )  
 ) SS  
 COUNTY OF Cook )

On this 23rd day of April, 2007 before me, the undersigned Notary Public, personally appeared JOHN MANIOS and known to me to be the SR 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 Lisa M. Witkowski Residing at \_\_\_\_\_

Notary Public in and for the State of Ill

My commission expires \_\_\_\_\_



Clerk's Office

**UNOFFICIAL COPY****EXHIBIT A (LEGAL DESCRIPTION)**

This EXHIBIT A (LEGAL DESCRIPTION) is attached to and by this reference is made a part of the ASSIGNMENT OF RENTS, dated April 23, 2004, and executed in connection with a loan or other financial accommodations between BANKFINANCIAL, F.S.B. and CMHDC Properties, LLC, an Illinois Limited Liability Company.

**PARCEL 1:**

SUB-LOT 4 (EXCEPT THE WEST 108 FEET, AND EXCEPT THAT PART TAKEN FOR MONTICELLO AVENUE) OF LOT 8 IN THE SUBDIVISION OF BLOCKS 3 AND 4 IN HAMBLETON'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

2242-44 N. Monticello Avenue, Chicago, IL 60647

PERMANENT TAX INDEX NUMBER: 13-35-113-022 (AFFECTS PARCEL 1)

**PARCEL 2:**

A.) PARCEL 1: LOT 15 (EXCEPT THE WEST 150 FEET OF THE NORTH 106.81 FEET AND EXCEPT THE EAST 33 FEET THEREOF, AND EXCEPT THE SOUTH 2 FEET 9 INCHES OF THE WEST 187 FEET THEREOF) IN ELISHA BAYLEY'S SUBDIVISION OF THE NORTH 20 ACRES OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

B.) PARCEL 2: EASEMENT FOR PRIVATE ALLEY FOR THE BENEFIT OF PARCEL 1 OVER, ACROSS AND UPON THE NORTH 8 FEET OF THE SOUTH 56.56 FEET OF THE WEST 150 FEET OF SAID LOT 15 AS RESERVED IN WARRANTY DEED DATED JULY 13, 1916 AND FILED JULY 17, 1916 AS DOCUMENT LR 62236.

C.) PARCEL 3: EASEMENT FOR PRIVATE ALLEY FOR THE BENEFIT OF PARCEL 1 OVER, ACROSS AND UPON THE WEST 5 FEET OF THE NORTH 53.81 FEET OF THE SOUTH 56.56 FEET OF THE EAST 248.64 FEET OF SAID LOT 15, AS CREATED BY WARRANTY DEED DATED JULY 13, 1916 AND FILED JULY 17, 1916 AS DOCUMENT LR 62236.

5152-78 S. King Drive, Chicago, IL 60615

PERMANENT TAX INDEX NUMBER: 20-10-306-019 (AFFECTS PARCEL 2)

**PARCEL 3:**

LOTS 146 AND 147 IN BRITIGAN'S WESTFIELD SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

1648-52 W. 80th Street/7955-59 S. Paulina Street, Chicago, IL 60620

PERMANENT TAX INDEX NUMBER: 20-31-206-021 (AFFECTS PARCEL 3)

**PARCEL 4:**

LOT 1 (EXCEPT THE WEST 10 FEET THEREOF) AND THE WEST 7 FEET OF LOT 2 IN THE SUBDIVISION OF LOT 3 IN THE SUBDIVISION OF THE SOUTH 330 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 (LYING WEST OF THE WEST LINE OF CLARK STREET) OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

1530-32 W. Wilson Avenue/4607-13 N. Ashland Avenue, Chicago, IL 60640

PERMANENT TAX INDEX NUMBER: 14-17-106-034 (AFFECTS PARCEL 4)

**PARCEL 5:**

LOTS 6, 7 AND 8 IN BLOCK 2 IN A. M. BARNES' SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

4412-26 N. St. Louis Avenue, Chicago, IL 60625

PERMANENT TAX INDEX NUMBER: 13-14-222-024 (AFFECTS PARCEL 5)

# UNOFFICIAL COPY

## EXHIBIT A (LEGAL DESCRIPTION) (Continued)

Loan No: 1900028985

Page 2

**PARCEL 6:**

LOT 1 IN BLOCOK 14 IN FIRST ADDITION TO AUBURN HIGHLANDS, BEING HART'S SUBDIVISION OF BLOCKS 11 AND 12 AND THE EAST 1/2 OF BLOCKS 3, 8 AND 10 IN THE CIRCUIT COURT PARTITION OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

1401-11 W. 80th Street, Chicago, IL 60620

PERMANENT TAX INDEX NUMBER: 20-32-111-018 (AFFECTS PARCEL 6)

**PARCEL 7:**

THE EAST 117 FEET OF LOT 5 IN BLOCK 7 IN FREDERICK H. BARTLETT'S CITY OF CHICAGO SUBDIVISION OF LOTS 2 AND 3 IN ASSESSOR'S SUBDIVISION OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART OF THE EAST 129 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 34, AS LIES IN SAID LOT 3 AND EXCEPT RAILROAD), IN COOK COUNTY, ILLINOIS.

4434-42 W. 87th Street, Chicago, IL 60652

PERMANENT TAX INDEX NUMBER: 19-34-319-033 (AFFECTS PARCEL 7)

**PARCEL 8:**

LOT 17 IN HAMMONDS SUBDIVISION OF THE NORTH 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

2920-22 N. Albany Ave., Chicago, IL 60618

PERMANENT TAX INDEX NUMBER: 13-25-120-027 (AFFECTS PARCEL 8)

**PARCEL 9:**

THE NORTH 1/2 OF LOT 26 AND ALL OF LOTS 27, 28 AND THE SOUTH 1/2 OF LOT 29 IN BLOCK 40 IN WASHINGTON HEIGHTS, IN SECTION 18, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

10979-85 S. Church Street, Chicago, IL 60643

PERMANENT TAX INDEX NUMBER: 25-18-415-015 (AFFECTS PARCEL 9)

**PARCEL 10:**

LOT 14 AND THE WEST 15.00 FEET OF LOT 15 IN NICHOLAS MILLER'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 (EXCEPT THE EAST 511.00 FEET THEREOF) IN SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

5337-43 N. Damen Avenue, Chicago, IL 60640

PERMANENT TAX INDEX NUMBER: 14-07-210-013 (AFFECTS PARCEL 10)