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

Doc#: 0720649048 Fee: \$32.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/25/2007 10:36 AM Pg: 1 of 5

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

SEND TAX NOTICES TO:
BRICKYARD BANK
6676 N. LINCOLN AVENUE
LINCOLNWOOD, IL
60712-3631

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated June 15, 2007, is made and executed between AVENUE RIDGE, LLC, whose address is 8320 SKOKIE BOULEVARD, SKOKIE, IL 60077 (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 June 15, 2006 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

MORTGAGE DATED 06-15-06 AND RECORDED 07-07-2006 AS DOCUMENT NUMBER 0618853038 FROM AVENUE RIDGE, LLC TO BRICKYARD BANK IN THE AMOUNT OF \$2,350,080.00 .

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

See 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 2151-2155 RIDGE AVE, EVANSTON, IL 60202. The Real Property tax identification number is 11-07-119-038-0000 VOL.56.

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

EXTEND ADDITIONAL FUNDS IN THE AMOUNT OF \$168,020.00 AND EXTEND MATURITY DATE TO DECEMBER 15, 2007. THIS MODIFICATION IS EVIDENCED BY A PROMISSORY NOTE DATED JUNE 15, 2007 IN THE AMOUNT OF \$2,518,100.00.

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

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GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED JUNE 15, 2007.

GRANTOR:

AVENUE RIDGE, LLC

By: ELAN MAGENCE, Manager of AVENUE RIDGE, LLC

LENDER:

BRICKYARD BANK

Authorized Signer

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.

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MODIFICATION OF MORTGAGE
(Continued)

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MODIFICATION OF MORTGAGE

(Continued)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

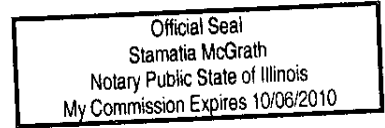
STATE OF IL

)

COUNTY OF Cook

) SS

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On this 20th day of May, 2007 before me, the undersigned Notary Public, personally appeared **ELAN MAGENCE**, Manager of **AVENUE RIDGE, LLC**, 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 *Stamatia McGrath*

Residing at 8928 Odell Morton Grove IL 60053

Notary Public in and for the State of IL

My commission expires 10/6/2010

Cook County Clerk's Office

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My commission expires 10/6/2010

Notary Public in and for the State of IL

By [Signature]

Residing at Spas Club Chicago, Chicago, IL

Lender.

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

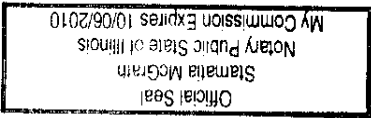
authorized agent for the Lender that executed the within and foregoing instrument and Public, personally appeared Paul Perchuck day of May, 2007, before me, the undersigned Notary and known to me to be the STP

On this 30th day of May, 2007

COUNTY OF Cook

STATE OF IL

)
) SS
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LENDER ACKNOWLEDGMENT

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EXHIBIT A

THAT PART OF LOTS 24 AND 23 (EXCEPT THE SOUTHWESTERLY 27.77 FEET OF LOT 23) TAKEN AS A SINGLE TRACT OF LAND IN BLOCK 1 IN GAFFIELD'S SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF FRACTIONAL SECTION 7, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING EAST OF RIDGE AVENUE IN EVANSTON COOK COUNTY, ILLINOIS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON WESTERLY LINE OF SAID TRACT 30 FEET SOUTHWESTERLY OF NORTHWESTERLY CORNER OF SAID LOT 24 THENCE SOUTHEASTERLY AT RIGHT ANGLES TO SAID WESTERLY LINE 190.19 FEET TO EASTERLY LINE OF SAID TRACT THENCE SOUTHWESTERLY ON SAID EASTERLY LINE 54.33 FEET TO A POINT 27.77 FEET NORTHEASTERLY OF SOUTHEAST CORNER OF LOT 23 THENCE NORTHWESTERLY ON A LINE PARALLEL WITH SOUTHERLY LINE OF SAID LOT 23 A DISTANCE OF 190.30 FEET TO A POINT ON WESTERLY LINE OF SAID TRACT WHICH POINT IS 27.77 FEET NORTHEASTERLY OF SOUTH WEST CORNER OF SAID LOT 23 THENCE NORTHEASTERLY ON SAID WESTERLY LINE OF SAID TRACT 54.33 FEET TO POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

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