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Doc#: 0804518113 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 02/14/2008 05:04 PM Pg: 1 of 3

Space Above This Line For Recording Data

This instrument was prepared by Loan Operations, Lakeside Bank, 1055 W. Roosevelt Road, Chicago, Illinois 60608-1559
When recorded return to Loan Operations, Lakeside Bank, 1055 W. Roosevelt Road, Chicago, Illinois 60608-1559

MODIFICATION OF MORTGAGE

DATE AND PARTIES. The date of this Real Estate Modification (Modification) is February 11, 2008. The parties and their addresses are:

MORTGAGOR:

108 KINZIE INVESTMENT LLC
An Illinois Limited Liability Company
308 West Madison
Oak Park, Illinois 60302

LENDER:

LAKESIDE BANK
Organized and existing under the laws of Illinois
55 W. WACKER DRIVE
CHICAGO, Illinois 60601

1. BACKGROUND. Mortgagor and Lender entered into a security instrument dated December 11, 2006 and recorded on December 28, 2006 (Security Instrument). The Security Instrument was recorded in the records of Cook County, Illinois at the Recorder of Deeds office as Document number 0636249011 and covered the following described Property:

LOT 3 IN BLOCK 3 IN WOLCOTT'S ADDITION OF CHICAGO, BEING A SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 17-09-260-019.

The property is located in Cook County at 108 West Kinzie Street, Chicago, Illinois 60610.

2. MODIFICATION. For value received, Mortgagor and Lender agree to modify the Security Instrument as provided for in this Modification.

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The Security Instrument is modified as follows:

A. Secured Debt. The secured debt provision of the Security Instrument is modified to read:

(1) Secured Debts. The term "Secured Debts" includes and this Security Instrument will secure each of the following:

(a) Specific Debts. The following debts and all extensions, renewals, refinancings, modifications and replacements. A promissory note or other agreement, No. 6056899-01, dated December 11, 2006, from Mortgagor to Lender, with a loan amount of \$2,810,000.00, with an interest rate of 7.25 percent per year until February 11, 2009, then with an interest rate of 7.250 percent per year and maturing on December 11, 2011. One or more of the debts secured by this Security Instrument contains a future advance provision.

(b) All Debts. All present and future debts from Mortgagor to Lender, even if this Security Instrument is not specifically referenced, or if the future debt is unrelated to or of a different type than this debt. If more than one person signs this Security Instrument, each agrees that it will secure debts incurred either individually or with others who may not sign this Security Instrument. Nothing in this Security Instrument constitutes a commitment to make additional or future loans or advances. Any such commitment must be in writing. In the event that Lender fails to provide any required notice of the right of rescission, Lender waives any subsequent security interest in the Mortgagor's principal dwelling that is created by this Security Instrument. This Security Instrument will not secure any debt for which a non-possessory, non-purchase money security interest is created in "household goods" in connection with a "consumer loan," as those terms are defined by federal law governing unfair and deceptive credit practices. This Security Instrument will not secure any debt for which a security interest is created in "margin stock" and Lender does not obtain a "statement of purpose," as defined and required by federal law governing securities.

(c) Sums Advanced. All sums advanced and expenses incurred by Lender under the terms of this Security Instrument.

3. CONTINUATION OF TERMS. Except as specifically amended in this Modification, all of the terms of the Security Instrument shall remain in full force and effect.

SIGNATURES. By signing, Mortgagor agrees to the terms and covenants contained in this Modification. Mortgagor also acknowledges receipt of a copy of this Modification.

MORTGAGOR:

108 Kinzie Investment LLC

By 

Derrel M. McDavid, Manager

LENDER:

LAKESIDE BANK

By 

David V. Pinkerton, Executive Vice President

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ACKNOWLEDGMENT.

(Business or Entity)

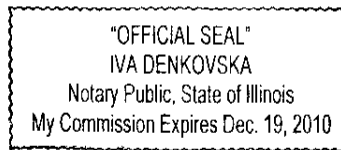
State of IL County of Cook ss.

This instrument was acknowledged before me this 12TH day of FEBRUARY, 2008 by Derrel M. McDavid - Manager of 108 Kinzie Investment LLC a Limited Liability Company on behalf of the Limited Liability Company.

My commission expires:

12/19/2010

Iva Denkovska
(Notary Public)



Property of Cook County

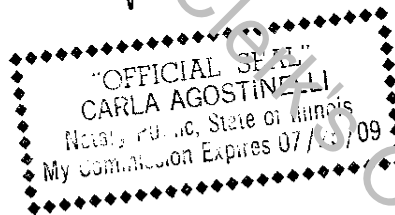
(Lender Acknowledgment)

State of Illinois County of Cook ss.

This instrument was acknowledged before me this 12TH day of FEBRUARY, 2008 by David V. Pinkerton -- Executive Vice President of LAKESIDE BANK, a corporation, on behalf of the corporation.

My commission expires:

Carla Agostinelli
(Notary Public)



Office