

UNOFFICIAL COPY

RECORDATION REQUESTED BY:
FIRST CHOICE BANK
1900 WEST STATE STREET
GENEVA, IL 60134



Doc#: 0807933183 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/19/2008 02:35 PM Pg: 1 of 4

WHEN RECORDED MAIL TO:
FIRST CHOICE BANK
1900 WEST STATE STREET
GENEVA, IL 60134

SEND TAX NOTICES TO:
FIRST CHOICE BANK
1900 WEST STATE STREET
GENEVA, IL 60134

FOR RECORDER'S USE ONLY

8233784

This Modification of Mortgage prepared by:
JULIE BECKMAN, COMM L BANKING PROD. MGR.
FIRST CHOICE BANK
1900 WEST STATE STREET
GENEVA, IL 60134

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated August 30, 2004, is made and executed between ADVANTAGE INVESTMENTS LLC; an Illinois limited liability company (referred to below as "Grantor") and FIRST CHOICE BANK, whose address is 1900 WEST STATE STREET, GENEVA, IL 60134 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated August 30, 2004 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

RECORDED IN COOK COUNTY RECORDER'S OFFICE ON SEPTEMBER 10, 2004 AS DOCUMENT #0425435213.

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

LOTS 180 AND 181 IN HIGGINS INDUSTRIAL PARK UNIT NUMBER 123, BEING A SUBDIVISION IN THE NORTH EAST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

The Real Property or its address is commonly known as 1445 - 55 BRUMMEL, ELK GROVE VILLAGE, IL 60007. The Real Property tax identification number is 08-27-203-017 and 08-27-203-018.

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

INCREASE PRINCIPAL AMOUNT FROM \$125,000 TO 201,500 ALLOWING FOR AN ADVANCE OF \$88,000.

DELETE MATURITY DATE.

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

BOX 333-CT

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MODIFICATION OF MORTGAGE

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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.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED AUGUST 30, 2004.

GRANTOR:

ADVANTAGE INVESTMENTS LLC

By:


THOMAS E. HANNAY, Manager of ADVANTAGE
INVESTMENTS LLC

LENDER:

FIRST CHOICE BANK

X


Authorized Signer

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MODIFICATION OF MORTGAGE

Loan No: 71236

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

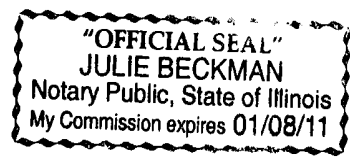
STATE OF Illinois)
) SS
 COUNTY OF Kane)

On this 21th day of February, 2008 before me, the undersigned Notary Public, personally appeared **THOMAS E. HANNAY, Manager of ADVANTAGE INVESTMENTS 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 Julie Beckman Residing at _____

Notary Public in and for the State of IL

My commission expires 01/08/11



CLERK OF COOK COUNTY CLERK'S OFFICE

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MODIFICATION OF MORTGAGE

Loan No: 71236

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LENDER ACKNOWLEDGMENT

STATE OF Illinois)
) SS
COUNTY OF Kane)

On this 27th day of February 2008 before me, the undersigned Notary Public, personally appeared Thomas Russe and known to me to be the Vice President, authorized agent for **FIRST CHOICE BANK** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **FIRST CHOICE BANK**, duly authorized by **FIRST CHOICE BANK** 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 in fact executed this said instrument on behalf of **FIRST CHOICE BANK**.

By Julie Beckman Residing at _____

Notary Public in and for the State of IL

My commission expires 01/08/11

