

UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY:
AND RECORD AND RETURN TO:



Katherine M. Hoffman, Loan Specialist
Park Ridge Community Bank
626 Talcott Road
P.O. BOX 829
Chicago, IL 60606

Doc#: 0809931010 Fee: \$48.50
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 04/08/2008 09:42 AM Pg: 1 of 7

ADDRESS OF PROPERTY:

1958 W. Birchwood Ave.
Chicago, IL 60626

For Recorders Use Only

PIN: 11-30-400-010-0000

**MODIFICATION OF MORTGAGE AND
ASSIGNMENT OF RENTS**

THIS MODIFICATION OF MORTGAGE AND ASSIGNMENT OF RENTS made as of February 8, 2008 (this "Modification Agreement"), by and between 1954 West Birchwood, LLC., an Illinois Limited Liability Company ("Mortgagor") and PARK RIDGE COMMUNITY BANK ("Mortgagee"):

RECITALS

Mortgagee provided a \$532,000.00 mortgage loan (the Loan) to the Mortgagor, 1954 West Birchwood, LLC., an Illinois Limited Liability Company, and Joseph A. Mirro (collectively, with the Mortgagor, the "Borrowers"), as evidenced by a Promissory Note dated as of March 8, 2007 payable to Mortgagee, as extended pursuant to the Promissory Note dated October 8, 2007.

Repayment of the Loan is secured, in part, by that certain Mortgage (the "Mortgage") and Assignment of Rents ("Assignment of Rents"), both dated as of March 8, 2007, and recorded in the Office of the Recorder of Cook County, Illinois as Document Nos. 0708631040 and 0708631041, respectively, which encumber certain real estate located in Cook County, Illinois, and legally described on Exhibit A attached hereto (the Mortgaged Property).

Borrowers have requested and the Mortgagee has agreed to modify the Loan and extend its maturity, pursuant to that certain Amended and Restated Promissory Note of even date hereof (the "Amended Note").

The parties hereto desire to enter into this Modification Agreement for the purpose of modifying the Mortgage and Assignment of Rents to accurately reflect that the Amended Note is secured thereby.

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NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. The recital provisions are incorporated herein by reference and made a part hereof.
2. Wherever the term "Note" appears in the Mortgage and Assignment of Rents, the term "Amended Note" is hereby substituted therefor.
3. Except as hereinabove otherwise provided, all terms and provisions of the Mortgage and Assignment of Rents shall remain unchanged and in full force and effect and shall be binding upon the parties hereto, their successors and assigns.

Signature Page Follows.

Property of Cook County Clerk's Office

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This Agreement may be executed in several counterparts, each of which shall be deemed an Original, but all of which shall constitute one and the same Instrument. In addition, this Agreement may contain more than one Counterpart of the Signature Page and this Agreement may be executed by the affixing of the Signatures of each of the Partners to one of such Counterpart Signature Pages. All of such Counterpart Signature Pages shall be read as though one, and they shall have the same force and effect as though all of the Signers had signed a single Signature Page.

IN WITNESS WHEREOF, the parties hereto have executed this Modification Agreement as of the date set forth above.

1954 West Birchwood, LLC

By: _____

Printed Name and Title: Jules M. Laser, Manager of 1954 West Birchwood, LLC.

By: 

Printed Name and Title: Joseph A. Mirro, Manager of 1954 West Birchwood, LLC.

PARK RIDGE COMMUNITY BANK

By: 

Printed Name and Title: Charles W. Maegdlin, Senior Vice President

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This Agreement may be executed in several counterparts, each of which shall be deemed an Original, but all of which shall constitute one and the same Instrument. In addition, this Agreement may contain more than one Counterpart of the Signature Page and this Agreement may be executed by the affixing of the Signatures of each of the Partners to one of such Counterpart Signature Pages. All of such Counterpart Signature Pages shall be read as though one, and they shall have the same force and effect as though all of the Signers had signed a single Signature Page.

IN WITNESS WHEREOF, the parties hereto have executed this Modification Agreement as of the date set forth above.

1954 West Birchwood, LLC

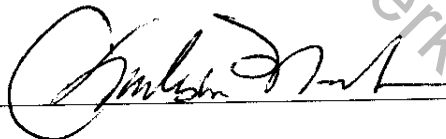
By: 

Printed Name and Title: Jules M. Laser, Manager of 1954 West Birchwood, LLC.

By: _____

Printed Name and Title: Joseph A. Mirro, Manager of 1954 West Birchwood, LLC.

PARK RIDGE COMMUNITY BANK

By: 

Printed Name and Title: Charles W. Maegdlin, Senior Vice President

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STATE OF ILLINOIS)
)
 COUNTY OF COOK) SS:

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Jules M. Laser, Manager of 1954 West Birchwood, LLC. And Joseph A. Mirro, Manager of 1954 West Birchwood, LLC., personally known to me to be the same persons whose names are subscribed to the foregoing instrument appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

Given under my hand and notary seal as of the 8th day of February, 2008.



Geraldine Cooper

 Notary Public

Commission Expires:

4-25-2008

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STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Charles W. Maegdlin, Senior Vice President of Park Ridge Community Bank, personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said bank, for the uses and purposes therein set forth.

Given under my hand and notary seal as of the 8th day of February, 2008.



Geraldine Cooper
Notary Public

Commission Expires:

4-25-2008

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EXHIBIT "A"

PARCEL 1: THE WEST 30 FEET OF THE EAST 60 FEET, OF LOT 1 AND THE WEST 30 FEET OF THE EAST 60 FEET OF LOT 2 AND THE WEST 30 FEET OF THE EAST 60 FEET OF THE SOUTH 1/2 OF LOT 3 IN BLOCK 7 IN MURPHY'S ADDITION TO ROGERS PARK, IN THE SOUTHEAST 1/4 OF SECTION, 30, TOWNSHP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER A 12 FOOT STRIP OF LAND LYING WEST OF AND ADJOINING PARCEL 1 AS CONTAINED IN THE INSTRUMENT REGISTERED AS DOCUMENT NO. 1568223 AND RECORDED DECEMBER 9 1992 AS DOCUMENT NO. 92926598.

COMMON ADDRESS: 1958 WEST BIRCHWOOD, CHICAGO, IL 60626
PERMANENT INDEX NUMBER: 11-30-400-010-0000