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TCF NATIONAL BANK

SECOND Amendment to
Commercial Mortgage, Assignment
of Rents, Security Agreement and
Financing Statement



0810833065

PREPARED BY AND AFTER RECORDING

MAIL TO:

TCF NATIONAL BANK
800 Burr Ridge Parkway 380-04-0
Burr Ridge, Illinois 60527
Attn: Commercial Lending Department

Doc#: 0810833065 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/17/2008 09:28 AM Pg: 1 of 4

This space reserved for Recorder's use only.

This Second Amendment to Commercial Mortgage, Assignment of Rents, Security Agreement and Financing Statement ("Second Amendment") is dated as of March 14, 2008, and is made between PETRA PRESBYTERIAN CHURCH, an Illinois Not For Profit Corporation, whose address is 3005 MacArthur Blvd, Northbrook, IL. 60062 ("Mortgagor") and TCF National Bank, a national banking association ("Mortgagee"), with an office located at 800 Burr Ridge Parkway, Burr Ridge, Illinois 60527.

UNDERSTANDINGS

1. The Mortgagor executed a Commercial Mortgage, Assignment of Rents, Security Agreement and Financing Statement in favor of the Mortgagee dated as of January 16, 2003 and recorded January 24, 2003, as document number 30114388 and First Amendment to Commercial Mortgage, Assignment of Rents, Security agreement and Financing Statement dated January 15, 2008 and recorded April 17, 2008 as document number 0810833064 in the office of the County Recorder in and for Cook County, Illinois ("Mortgage") encumbering the real estate described on Exhibit A, attached hereto and made a part hereof.
2. The Mortgage secures the indebtedness, obligations and liabilities of Mortgagor pursuant to a promissory note in the original principal amount of \$1,400,000.00, payable to Mortgagee and executed jointly and severally by Mortgagor ("Note").
3. The principal balance of the Note is due and payable on January 15, 2013. As of the date hereof, the outstanding principal balance due is \$1,194,995.95
4. Mortgagor wishes to amend the terms of the Note and the Mortgage, and Mortgagee is willing to do so.

NOW, THEREFORE, in consideration of the Understandings as set forth above and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Mortgagor and the Mortgagee agree as follows:

Box 400-CTCC

4/8

807 9530 D2 AEM 2072

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- A. That the Mortgagor has requested an advance of additional principal to increase the face amount of the Note to One Million Four Hundred Thousand and 00/100 Dollars (\$1,400,000.00). Concurrent with the execution and delivery hereof, the Bank will advance the amount of Two Hundred Five Thousand Four and 05/100 Dollars (\$205,004.05) ("Additional Advance") in favor of the Mortgagor, which amount represents the difference between the current outstanding principal balance of the Note and the new principal amount of \$1,400,000.00. All references in the Mortgage to the phrase "One Million One Hundred Ninety-eight Thousand Eight Hundred Fifty and 20/100 Dollars (\$1,198,850.20)" are hereby restated with the phrase "One Million Four Hundred Thousand and 00/100 Dollars (\$1,400,000.00)".
- B. The Maturity Date of the "Note" (as such term is defined in the Mortgage) shall be changed from January 15, 2013 to March 15, 2013. All references in the Mortgage to the phrase "January 15, 2013" are hereby deleted in their entirety and replaced with the phrase "March 15, 2013." and the phrase "Maturity Date" shall be amended to be defined as "March 15, 2013 ("Note Maturity Date").
- C. In all other respects, unless specifically modified hereby, the Mortgage shall remain unchanged and in full force and effect.

SIGNED AND DELIVERED IN Burr Ridge, Illinois by the parties hereto as of the day and year written above.

MORTGAGOR:

PETRA PRESBYTERIAN CHURCH
An Illinois Not For Profit Corporation

By: 

Seung H. Kim
 Its: President

MORTGAGEE:

TCF NATIONAL BANK

By: 

John E. Boyle
 Its: Senior Vice President

By: 

Nerene Meadows
 Its: Loan Closing Officer

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STATE OF Illinois

COUNTY OF Cook

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Seung H. Kim, as President of PETRA PRESBYTERIAN CHURCH, an Illinois Not For Profit Corporation, subscribed to the foregoing instrument, appeared before me this day in person and acknowledged to me that he, being duly authorized, signed and delivered said instrument as his free and voluntary act and as the free and voluntary act of said Not for Profit Corporation, , for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 14th day of March, 2008

Paulette Brouwer
NOTARY PUBLIC



STATE OF Illinois

COUNTY OF Cook

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that John E. Boyle and Norene Medows as Senior Vice President and Loan Closing Officer, respectively, of TCF National Bank, a national banking association subscribed to the foregoing instrument, appeared before me this day in person and acknowledged to me that they, being duly authorized, signed and delivered said instrument as their free and voluntary act and as the free and voluntary act of said association, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 14th day of March, 2008

Paulette Brouwer
NOTARY PUBLIC



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EXHIBIT A

To

SECOND Amendment to Commercial Mortgage, Assignment
of Rents, Security Agreement and Financing Statement

DATED AS OF MARCH 14, 2008 BETWEEN

PETRA PRESBYTERIAN CHURCH, an Illinois Not For Profit Corporation

AND

TCF NATIONAL BANK

LEGAL DESCRIPTION

Parcel 1

LOT 25 IN NORTH SUBURBAN INDUSTRIAL PARK UNIT 3, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 04-05-203-019-0000

Parcel 2

LOT 34 IN NORTH SUBURBAN INDUSTRIAL PARK UNIT 3, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 04-05-203-024-0000

COMMONLY KNOWN AS: 3005 MACARTHUR BOULEVARD / 310 ANTHONY TRAIL, NORTHBROOK, ILLINOIS 60062

PREPARED BY AND AFTER RECORDING MAIL TO:

TCF NATIONAL BANK
800 BURR RIDGE PARKWAY
BURR RIDGE, ILLINOIS 60527
ATTN: COMML LENDING DEPT 380-04-0