



Doc#: 0813322106 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/12/2008 05:00 PM Pg: 1 of 3

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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 March 11, 2008. The parties and their addresses are:

MORTGAGOR:

PORTAGE RUN, LLC
An Illinois Limited Liability Company
2924 North Lincoln Ave
Chicago, Illinois 60657

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 March 19, 2003 and recorded on March 23, 2003 (Security Instrument). The Security Instrument was recorded in the records of Cook County, Illinois at the Recorder of Deeds office as Document Number 0030422153 and covered the following described Property:

PARCEL 1:
LOTS 4 & 5 IN PORTAGE RUN ESTATES SUBDIVISION BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 PF SECTION 29 TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 8, 2003 AS DOCUMENT NO 0322010026, IN THE VILLAGE OF GLENVIEW, COOK COUNTY, ILLINOIS.

PARCEL 2:
EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN DOCUMENT NOS 13247542 AND 14655276 AND CONTAINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0317710066 AND AS SHOWN ON THE PLAT OF PORTAGE RUN ESTATES

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SUBDIVISION FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

PIN: 04-29-400-049-0000 AND 04-29-400-048-0000.

The property is located in Cook County at 10.3 acres of vacant land at Portage Run and Lake Avenue, Glenview, Illinois 60025.

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

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. 6047109-01, dated March 19, 2003, from Portage Run, LLC, John J. Keich and Christine A. Keich (Borrower) to Lender, with a loan amount of \$595,000.00, with an initial interest rate of 7.0 percent per year (this is a variable interest rate and may change as the promissory note prescribes) and maturing on June 19, 2008.

(b) All Debts. All present and future debts from Portage Run, LLC, John J. Keich and Christine A. Keich 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

Portage Run, LLC

By

John J. Keich, Member

LENDER:

LAKESIDE BANK

By

James P. McGrogan, Vice President

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ACKNOWLEDGMENT.

(Business or Entity)

County OF COOK state OF Illinois ss.
This instrument was acknowledged before me this 11th day of March, 2008
by John J. Keich - Member of Portage Run, LLC a Limited Liability Company on behalf of the Limited Liability Company.

My commission expires: 10-18-10
Danielle Graziani
(Notary Public)



Property of Cook County Clerk's Office

(Lender Acknowledgment)

County OF COOK state OF Illinois ss.
This instrument was acknowledged before me this 11th day of March, 2008
by James P. McGrogan -- Vice President of LAKESIDE BANK, a corporation, on behalf of the corporation.

My commission expires: 10-18-10
Danielle Graziani
(Notary Public)

