

# UNOFFICIAL COPY

**RECORDATION REQUESTED BY:**

Austin Bank of Chicago  
Lake Street  
5645 West Lake Street  
Chicago, IL 60644

**WHEN RECORDED MAIL TO:**

Austin Bank of Chicago  
2 South York Road  
Bensenville, IL 60106

Doc#: 0816447027 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/12/2008 09:18 AM Pg: 1 of 4

**SEND TAX NOTICES TO:**

Austin Bank of Chicago  
Lake Street  
5645 West Lake Street  
Chicago, IL 60644

**FOR RECORDER'S USE ONLY**

**This Modification of Mortgage prepared by:**

Angela Preston, Loan Administrative Assistant  
Austin Bank of Chicago  
5645 West Lake Street  
Chicago, IL 60644

07BAR09570

## MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated May 6, 2008, is made and executed between C Squared Holdings, LLC, whose address is 832 Custer Ave., Evanston, IL 60202 (referred to below as "Grantor") and Austin Bank of Chicago, whose address is 5645 West Lake Street, Chicago, IL 60644 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated August 6, 2007 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Mortgage recorded 8/14/07 in the Cook County Recorder of Deeds office as Doc #0722618049.

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

PARCEL 1;

THE SOUTH 74 FEET OF LOT 40 IN DIVISION 4 IN THE SOUTH SHORE SUBDIVISION OF THE NORTH FRACTIONAL 1/2 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE WEST 17 FEET OF LOT 39 IN DIVISION 4 IN THE SOUTH SHORE SUBDIVISION OF THE NORTH FRACTIONAL 1/2 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

The Real Property or its address is commonly known as 7451-59 S. Yates/ 2400-156 E. 75th Street, Chicago, IL. The Real Property tax identification number is 21-30-115-011 and 032.

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

Increase in the principal amount from \$1,510,000.00 to \$1,870,000.00.

**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

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## MODIFICATION OF MORTGAGE

(Continued)

Loan No: 9936

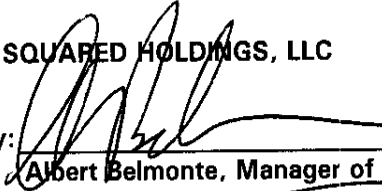
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respective terms. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Mortgage as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute 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 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 MAY 6, 2008.**

GRANTOR:

C SQUARED HOLDINGS, LLC

By:   
 Albert Belmonte, Manager of C Squared Holdings, LLC

By:   
 Lawrence J. Starkman, Member of C Squared Holdings, LLC

LENDER:

AUSTIN BANK OF CHICAGO

X   
 Authorized Signer

Property of Cook County Clerk's Office

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## MODIFICATION OF MORTGAGE (Continued)

Loan No: 9936

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### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF IL )  
 ) SS  
 COUNTY OF Cook )

On this 6<sup>th</sup> day of May, 2008 before me, the undersigned Notary Public, personally appeared **Albert Belmonte, Manager of C Squared Holdings, LLC and Lawrence J. Starkman, Member of C Squared Holdings, LLC**, and known to me to be members or designated agents 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 they are authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

By Barbara Ramirez Residing at Chicago, IL

Notary Public in and for the State of IL

My commission expires 2-22-11



County Clerk's Office

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## MODIFICATION OF MORTGAGE (Continued)

Loan No: 9936

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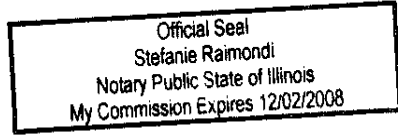
### LENDER ACKNOWLEDGMENT

STATE OF IL )  
 ) SS  
 COUNTY OF Cook )

On this 6<sup>th</sup> day of May, 2008 before me, the undersigned Notary Public, personally appeared Robert L. Bill and known to me to be the Vice President of Commercial Loans, authorized agent for **Austin Bank of Chicago** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Austin Bank of Chicago**, duly authorized by **Austin Bank of Chicago** 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 **Austin Bank of Chicago**.

By Stefanie Raimondi Residing at \_\_\_\_\_  
 Notary Public in and for the State of IL

My commission expires 12-2-08



Cook County Clerk's Office