

UNOFFICIAL COPY



0826233022

RECORDATION REQUESTED BY:

Merchants and Manufacturers
Bank
Commercial Banking Division
25140 W. Channon Dr.
PO Box 200
Channahon, IL 60410-0200

Doc#: 0826233022 Fee: \$52.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 09/18/2008 09:00 AM Pg: 1 of 9

WHEN RECORDED MAIL TO:

Merchants and Manufacturers
Bank
Commercial Banking Division
25140 W. Channon Dr.
PO Box 200
Channahon, IL 60410-0200

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated September 10, 2008, is made and executed between CHICAGO TITLE LAND TRUST COMPANY, SUCCESSOR TRUSTEE TO LASALLE NATIONAL TRUST, N.A., A NATIONAL BANKING ASSOCIATION, not personally but as Trustee on behalf of TRUST NUMBER 116498, whose address is 171 N. Clark Street, Suite 575, Chicago, IL 60601; and 3201 TOLLVIEW VENTURE PARTNERSHIP, whose address is 3201 TOLLVIEW DRIVE, ROLLING MEADOWS, IL 60008 (referred to below as "Grantor") and Merchants and Manufacturers Bank, whose address is 25140 W. Channon Dr., PO Box 200, Channahon, IL 60410-0200 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated July 26, 1994 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

August 30, 1994 at 12:33 P.M., as Document Number 94766131.

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

See Exhibit "A", which is attached to this Modification and made a part of this Modification as if fully set forth herein.

The Real Property or its address is commonly known as 3201 TOLLVIEW DRIVE, ROLLING MEADOWS, IL 60008. The Real Property tax identification number is 08-07-404-006-0000.

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

The maturity date of the Promissory Note has been extended until September 10, 2013. Effective September 10, 2008 the interest rate on the Note has been changed to a fixed rate of 6.75%. Borrower will pay this loan in 59 regular payments of \$10,098.93 each and one irregular last payment estimated at \$1,144,455.33.

Box 400-CTCC

7566087, PL3, D1

9
J

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE

(Continued)

Additional funds of \$200,000.00 have been added to the current principal balance as of September 10, 2008. The new principal balance is now \$1,318,207.21.

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 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 SEPTEMBER 10, 2008.

GRANTOR:

3201 TOLL NEW VENTURE PARTNERSHIP

By: [Signature]
STUART ZIRIN

By: [Signature]
RICHARD JAMES CASHMORE

By: [Signature]
DON D. CASHMORE

By: [Signature]
DAVID WAYNE ZIRIN

ATTACHED EXONERATION RIDER IS INCORPORATED HEREIN

CHICAGO TITLE LAND TRUST COMPANY, SUCCESSOR TRUSTEE TO LASALLE NATIONAL TRUST, N.A., A NATIONAL BANKING ASSOCIATION, not personally but as Trustee under that certain trust agreement dated 07-22-1991 and known as TRUST NUMBER 116498.

By: [Signature] ASST. VICE PRESIDENT
Authorized Signer for CHICAGO TITLE LAND TRUST COMPANY, SUCCESSOR TRUSTEE TO LASALLE NATIONAL TRUST, N.A., A NATIONAL BANKING ASSOCIATION



UNOFFICIAL COPY

MODIFICATION OF MORTGAGE

(Continued)

LENDER:

MERCHANTS AND MANUFACTURERS BANK

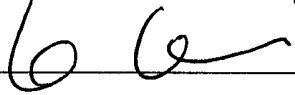
X 

 Authorized Signer

PARTNERSHIP ACKNOWLEDGMENT

STATE OF IL)
) SS
 COUNTY OF Will)

On this 10th day of September, 2008 before me, the undersigned Notary Public, personally appeared STUART ZIRIN, a partner of 3201 TOLLVIEW VENTURE PARTNERSHIP, and known to me to be a partner or designated agent of the partnership that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the partnership, by authority of statute or its Partnership 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 partnership.

By  Residing at 25140 W. Channah Dr
Channahon IL 60410
 Notary Public in and for the State of IL
 My commission expires 11/8/10



UNOFFICIAL COPY

MODIFICATION OF MORTGAGE

(Continued)

PARTNERSHIP ACKNOWLEDGMENT

STATE OF IL)
) SS
 COUNTY OF Will)

On this 10th day of September, 2008 before me, the undersigned Notary Public, personally appeared **RICHARD JAMES CASHMORE**, a partner of **3201 TOLLVIEW VENTURE PARTNERSHIP**, and known to me to be a partner or designated agent of the partnership that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the partnership, by authority of statute or its Partnership 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 partnership.

By [Signature] Residing at 25140 W. Channahon St
Channahon IL 60410

Notary Public in and for the State of IL

My commission expires 11/8/10



Notary Public, State of Illinois
 My Commission Expires November 8, 2010
 Cook County Clerk's Office

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

PARTNERSHIP ACKNOWLEDGMENT

STATE OF IL)
) SS
 COUNTY OF Will)

On this 10th day of September, 2008 before me, the undersigned Notary Public, personally appeared **DON D. CASHMORE**, a partner of **3201 TOLLVIEW VENTURE PARTNERSHIP**, and known to me to be a partner or designated agent of the partnership that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the partnership, by authority of statute or its Partnership 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 partnership.

By [Signature] Residing at 25140 W. Channon Dr
Channahon IL 60410

Notary Public in and for the State of IL

My commission expires 11/8/10



PROPERTY OF COOK COUNTY CLERK'S OFFICE

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE

(Continued)

PARTNERSHIP ACKNOWLEDGMENT

STATE OF IL)
) SS
 COUNTY OF Will)

On this 10th day of September, 2008 before me, the undersigned Notary Public, personally appeared **DAVID WAYNE ZIRIN**, a partner of **3201 TOLLVIEW VENTURE PARTNERSHIP**, and known to me to be a partner or designated agent of the partnership that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the partnership, by authority of statute or its Partnership 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 partnership.

By [Signature] Residing at 25140 W. Channahon Dr
Channahon IL 60410

Notary Public in and for the State of IL

My commission expires 11/8/10



Notary Public of Cook County Clerk's Office

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE

(Continued)

TRUST ACKNOWLEDGMENT

STATE OF IL)
) SS
 COUNTY OF Cook)

On this 12th day of September, 2008 before me, the undersigned Notary Public, personally appeared LYNDAS BARRIE, ASST. VICE PRESIDENT of **CHICAGO TITLE LAND TRUST COMPANY, SUCCESSOR TRUSTEE TO LASALLE NATIONAL TRUST, N.A., A NATIONAL BANKING ASSOCIATION, Trustee of TRUST NUMBER 116498**, and known to me to be an authorized trustee or agent of the trust that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the trust, by authority set forth in the trust documents or, by authority of statute, 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 trust.

By Natalie Foster Residing at _____

Notary Public in and for the State of _____

My commission expires _____



Cook County Clerk's Office

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE

(Continued)

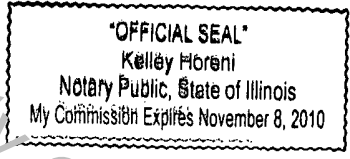
LENDER ACKNOWLEDGMENT

STATE OF IL)
)
) SS
 COUNTY OF Will)

On this 10th day of September, 2008 before me, the undersigned Notary Public, personally appeared Steve M. Davis and known to me to be the Vice President, authorized agent for **Merchants and Manufacturers Bank** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Merchants and Manufacturers Bank**, duly authorized by **Merchants and Manufacturers 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 **Merchants and Manufacturers Bank**.

By [Signature] Residing at 25140 W. Channahon Dr
Channahon IL 60410
 Notary Public in and for the State of IL

My commission expires 11/8/10



Notary Public of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT "A"

THAT PART OF LOT 12 IN ROLLING MEADOWS INDUSTRIAL CENTER UNIT NO. 1, A SUBDIVISION OF PART OF SECTION 7 AND SECTION 8, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID LOT 12; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 12, SAID LINE BEING A CURVED LINE CONVEX TO THE NORTH AND HAVING A RADIUS OF 11,884.16 FEET, A DISTANCE OF 120.02 FEET ARC MEASURE; THENCE SOUTH 20 DEGREES 21 MINUTES 17 SECONDS WEST ALONG A RADIAL LINE OF SAID CURVE A DISTANCE OF 290.99 FEET TO A POINT ON THE NORTHERLY LINE OF THE NORTHWEST TOLLWAY AS WIDENED; THENCE SOUTH 64 DEGREES, 57 MINUTES, 16 SECONDS EAST ALONG SAID NORTHERLY LINE OF THE NORTHWEST TOLLWAY AFORESAID, A DISTANCE OF 117.38 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 12; THENCE NORTH 20 DEGREES, 56 MINUTES, 00 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 12, A DISTANCE OF 300 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 12 AND THE POINT OF BEGINNING;

AND

THAT PART OF LOT 12 IN ROLLING MEADOWS INDUSTRIAL CENTER UNIT NO. 1, A SUBDIVISION OF PART OF THE SECTION 7 AND SECTION 8, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEASTERLY CORNER OF SAID LOT 12; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 12, SAID LINE BEING A CURVED LINE CONVEX TO THE NORTH AND HAVING A RADIUS OF 11,884.16 FEET, A DISTANCE OF 120.02 FEET FOR A POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE CONTINUING WESTERLY ALONG SAID NORTH LINE OF LOT 12 A DISTANCE OF 128.71 FEET, ARC MEASURE, TO A POINT ON SAID NORTH LINE 101.29 FEET, ARC MEASURE, EASTERLY OF THE NORTHWEST CORNER OF LOT 12; THENCE SOUTH 19 DEGREES, 44 MINUTES, 03 SECONDS WEST, ALONG A RADIAL LINE OF SAID CURVED LINE A DISTANCE OF 280 FEET TO A POINT ON THE NORTHERLY LINE OF THE NORTHWEST TOLLWAY AS WIDENED; THENCE SOUTH 64, DEGREES 57 MINUTES, 16 SECONDS EAST ALONG THE NORTHERLY LINE OF THE NORTHWEST TOLLWAY AS AFORESAID, A DISTANCE OF 126.10 FEET; THENCE NORTH 20 DEGREES, 21 MINUTES, 17 SECONDS EAST ALONG A RADIAL LINE OF THE NORTH LINE OF SAID LOT 12, A DISTANCE OF 290.99 FEET TO THE POINT OF BEGINNING,

ALL IN COOK COUNTY, ILLINOIS.