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Doc#: 0836408016 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/29/2008 02:53 PM Pg: 1 of 5

Prepared by and Mail to:
Commercial Loan Dept.
Republic Bank of Chicago
2221 Camden Court, Floor 1
Oak Brook, IL 60523

R11990752

MODIFICATION AND EXTENSION AGREEMENT

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THIS AGREEMENT made as of this 1st day of December, 2008 between REPUBLIC BANK OF CHICAGO, an Illinois banking corporation, hereinafter called Bank, and ABOUD HOLDINGS INC. the Owners of the property and/or the Obligors under the Note, and GHASSAN ABOUD, DENTAL CORPORATE U.S.A. INC., 1ST FAMILY DENTAL, INC., 1ST FAMILY DENTAL OF ELGIN P.C., 1ST FAMILY DENTAL OF LOGAN SQUARE, INC. and 1ST FAMILY DENTAL OF ARLINGTON HEIGHTS P.C., the Guarantors under the Note; hereinafter both called Second Party WITNESSETH:

THAT WHEREAS, Bank is the owner of that certain Note in the amount of \$430,000.00 dated May 22, 2007, secured either in whole or in part by a Mortgage and Assignment of Rents recorded as Document Nos. 0714309092 and 0714309093 respectively, covering the real estate described below:

PARCEL 1: COMMERCIAL SPACE 2509 NORTH MILWAUKEE AVENUE, CHICAGO, ILLINOIS THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 18.00 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 29.90 FEET ABOVE CHICAGO CITY DATUM, LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS 23 AND 24, TAKEN AS A TRACT, IN BLOCK 2 IN STONEY AND ALLENS MILWAUKEE AVENUE ADDITION TO CHICAGO, BEING A SUBDIVISION OF 5.8 ACRES IN THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID TRACT, BEING A POINT ON THE NORTHEASTERLY LINE OF NORTH MILWAUKEE AVENUE DISTANT 423.25 FEET NORTHWESTERLY FROM ITS INTERSECTION WITH THE WEST LINE OF NORTH SACRAMENTO AVENUE; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID TRACT, A DISTANCE OF 25.80 FEET; THENCE NORTHEASTERLY ALONG A LINE MAKING AN ANGLE OF 90 DEGREES 14 MINUTES 24 SECONDS MEASURED CLOCKWISE, NORTHWESTERLY TO NORTHEASTERLY, A DISTANCE OF 0.76 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF A FOUR AND A HALF STORY BRICK BUILDING COMMONLY KNOWN AS 2507-2509 NORTH MILWAUKEE AVENUE IN CHICAGO, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE ALONG THE INTERIOR FACES OF THE WALLS OF THE ENCLOSED SPACE DESCRIBED HEREIN, THE FOLLOWING COURSES AND DISTANCES; ALL AT RIGHT ANGLES TO EACH OTHER UNLESS NOTED OTHERWISE; NORTHWESTERLY, A DISTANCE OF 23.35 FEET; NORTHEASTERLY, A DISTANCE OF 12.00 FEET; SOUTHEASTERLY, A DISTANCE OF 0.87 FEET; NORTHEASTERLY, A DISTANCE OF 1.20 FEET; NORTHWESTERLY, A DISTANCE OF 0.87 FEET; NORTHEASTERLY, A DISTANCE OF 33.05 FEET; SOUTHEASTERLY, A DISTANCE OF 0.88 FEET; NORTHEASTERLY, A DISTANCE OF 1.07 FEET; SOUTHEASTERLY, A DISTANCE OF 22.39 FEET; SOUTHWESTERLY, A DISTANCE OF 47.26 FEET TO THE POINT OF BEGINNING.

PARCEL 2: COMMERCIAL SPACE 2511 NORTH MILWAUKEE AVENUE, CHICAGO, ILLINOIS LOTS 21 AND 22, IN BLOCK 2 IN STONEY AND ALLEN'S MILWAUKEE AVENUE ADDITION TO CHICAGO, BEING A SUBDIVISION OF 5.8 ACRES IN THE SOUTHWEST ¼ OF THE SOUTHWEST

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¼ OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. EXCEPTING THEREFROM: THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 18.00 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 30.00 FEET ABOVE CHICAGO CITY DATUM, LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS 21 AND 22, TAKEN AS A TRACT, IN BLOCK 2 IN STOREY AND ALLENS MILWAUKEE AVENUE ADDITION TO CHICAGO, BEING A SUBDIVISION OF 5.8 ACRES IN THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID TRACT, BEING A POINT ON THE NORTHEASTERLY LINE OF NORTH MILWAUKEE AVENUE DISTANT 473.25 FEET NORTHWESTERLY FROM ITS INTERSECTION WITH THE WEST LINE OF NORTH SACRAMENTO AVENUE; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID TRACT, A DISTANCE OF 0.76 FEET; THENCE NORTHEASTERLY ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 39 MINUTES 39 SECONDS MEASURED CLOCKWISE, NORTHWESTERLY TO NORTHEASTERLY, A DISTANCE OF 1.00 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF A FOUR AND A HALF STORY BRICK BUILDING COMMONLY KNOW AS 2511 - 2513 NORTH MILWAUKEE AVENUE IN CHICAGO, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE ALONG THE INTERIOR FACES OF THE WALLS OF THE ENCLOSED SPACE DESCRIBED HEREIN, THE FOLLOWING COURSES AND DISTANCES; ALL AT RIGHT ANGLES TO EACH OTHER UNLESS NOTED OTHERWISE; NORTHWESTERLY, A DISTANCE OF 23.57 FEET; NORTHEASTERLY, A DISTANCE OF 47.26 FEET; SOUTHEASTERLY, A DISTANCE OF 22.52 FEET; SOUTHWESTERLY, A DISTANCE OF 1.32 FEET; SOUTHEASTERLY, A DISTANCE OF 0.97 FEET; SOUTHWESTERLY, A DISTANCE OF 33.95 FEET; NORTHWESTERLY, A DISTANCE OF 0.88 FEET; SOUTHWESTERLY, A DISTANCE OF 1.33 FEET; SOUTHEASTERLY, A DISTANCE OF 0.88 FEET; SOUTHWESTERLY, A DISTANCE OF 11.80 FEET TO THE POINT OF BEGINNING.

PARCEL 3: COMMERCIAL SPACE 2513 NORTH MILWAUKEE AVENUE, CHICAGO, ILLINOIS THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 18.00 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 30.00 FEET ABOVE CHICAGO CITY DATUM, LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS 21 AND 22, TAKEN AS A TRACT, IN BLOCK 2 IN STOREY AND ALLENS MILWAUKEE AVENUE ADDITION TO CHICAGO, BEING A SUBDIVISION OF 5.8 ACRES IN THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID TRACT, BEING A POINT ON THE NORTHEASTERLY LINE OF NORTH MILWAUKEE AVENUE DISTANT 473.25 FEET NORTHWESTERLY FROM ITS INTERSECTION WITH THE WEST LINE OF NORTH SACRAMENTO AVENUE; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID TRACT, A DISTANCE OF 25.21 FEET; THENCE NORTHEASTERLY ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 39 MINUTES 39 SECONDS MEASURED CLOCKWISE, NORTHWESTERLY TO NORTHEASTERLY, A DISTANCE OF 0.76 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF A FOUR AND A HALF STORY BRICK BUILDING COMMONLY KNOWN AS 2511 - 2513 NORTH MILWAUKEE AVENUE IN CHICAGO, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE ALONG THE INTERIOR FACES OF THE WALLS OF THE ENCLOSED SPACE DESCRIBED HEREIN, THE FOLLOWING COURSES AND DISTANCES; ALL AT RIGHT ANGLES TO EACH OTHER UNLESS NOTED OTHERWISE; NORTHWESTERLY, A DISTANCE OF 14.57 FEET; NORTHEASTERLY, A DISTANCE OF 10.45 FEET; NORTHWESTERLY, A DISTANCE OF 3.65 FEET; NORTHEASTERLY, A DISTANCE OF 1.45 FEET; NORTHWESTERLY, A DISTANCE OF 0.85 FEET; NORTHEASTERLY, A DISTANCE OF 23.60 FEET; NORTHWESTERLY, A DISTANCE OF 4.60; NORTHEASTERLY, A DISTANCE OF 6.15 FEET; SOUTHEASTERLY, A DISTANCE OF 4.00 FEET; SOUTHWESTERLY, A DISTANCE OF 0.82 FEET; SOUTHEASTERLY, A DISTANCE OF 1.60 FEET; NORTHEASTERLY, A DISTANCE OF 0.85 FEET; SOUTHEASTERLY, A DISTANCE OF 6.07 FEET; NORTHEASTERLY, A DISTANCE OF 5.65

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FEET; SOUTHEASTERLY, A DISTANCE OF 11.70 FEET; SOUTHWESTERLY, A DISTANCE OF 47.26 FEET TO THE POINT OF BEGINNING.

Commonly known as: 2507-2513 Milwaukee Avenue, Chicago, IL

PIN: 13-25-315-040-0000, 13-25-315-041-0000, 13-25-315-042-0000 and 16-21-310-001-0000

FURTHER SECURED, in whole or in part by a Mortgage and Assignment of Rents recorded as Document Nos. 0714309094 and 071409095 respectively, covering the real estate described below:

THE EAST 50 FEET OF THE WEST 58 FEES OF BLOCK 20 IN GRANT LAND ASSOCIATION RESUBDIVISION IN SECTION 21, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT RECORDED MARCH 4, 1913 AS DOCUMENT 5138385 IN COOK COUNTY.

Commonly known as: 5350 West Cermak Road, Cicero, IL 60804

PIN: 16-21-310-001-0000

FURTHER SECURED, in whole or in part by a security interest in and to all of the business assets of Second Party evidenced by the financing statement filed by the Secretary of State on July 17, 2007 as document no. 12307942.

NOW THEREFORE, in consideration of ONE DOLLAR (\$1.00), the covenants herein contained and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. The Note shall be modified to allow for a 9-month interest only period for the months of July, August, September, October, November, and December 2008, and the months of January, February, and March 2009. It is acknowledged that the loan has not been fully funded. It is contemplated that on or before April 22, 2009, the loan will be fully funded. On or about April 22, 2009, the Note and Mortgages shall again be modified so as to change the rate of interest, reflect the then current balance and thereupon establish principal and interest payments based on a 7-year amortization schedule.
2. This agreement is subject to Second Party paying Bank a Documentation Fee of \$1,000.00.

Second Party warrants and certifies that the indebtedness evidenced by the Note is a valid and subsisting debt of the Obligors and in all respects free from all defenses, setoffs and counterclaims both in law and equity, as is the lien of the Mortgage.

In all other respects, the Note hereinbefore described and all mortgages, documents and/or instruments securing the same shall remain unchanged and in full force and effect.

Notwithstanding the foregoing, Second Party expressly waives any defenses, which it now has or may have or assert. Furthermore, in order to induce Bank to enter into this agreement, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Second Party does hereby release, remise and forever discharge Bank of and from any and all setoffs, claims, counterclaims, demands, causes, causes of action, suits and/or judgments which it now has or may have against Bank including but not limited to matter arising out of the Note and/or any document, instrument or agreement securing the same or arising out of any banking relationship existing between the parties.

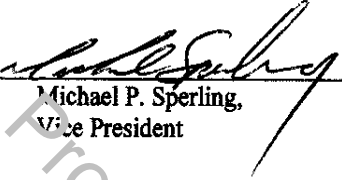
Signatures on the Next Page

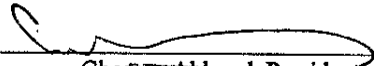
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IN WITNESS WHEREOF, this instrument is executed the date and year first above written.

BANK:
REPUBLIC BANK OF CHICAGO, an
Illinois Banking Corporation

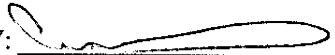
SECOND PARTY:
ABBOUD HOLDINGS INC.

BY: 
Michael P. Sperling,
Vice President

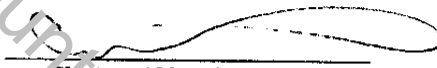
BY: 
Ghassan Abboud, President

CONSENTED TO BY GUARANTOR (S):

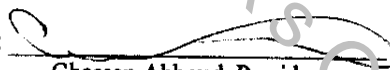
Dental Corporate USA, Inc.

BY: 
Ghassan Abboud, President

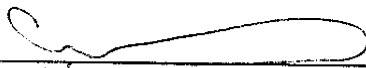
1st Family Dental of Elgin P.C.

BY: 
Ghassan Abboud, President

1st Family Dental of Logan Square P.C.

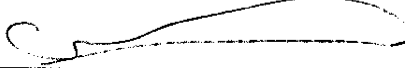
BY: 
Ghassan Abboud, President

1st Family Dental, Inc.

BY: 
Ghassan Abboud, President

1st Family Dental of Arlington Heights P.C.

BY: 
Ghassan Abboud, President

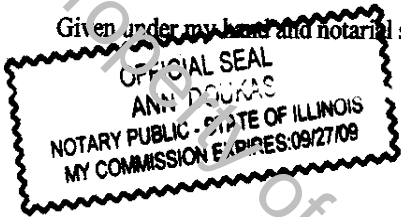

Ghassan Abboud, Individually

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STATE OF ILLINOIS]
] ss
COUNTY OF Cook]

I, THE UNDERSIGNED, a Notary Public in and for the said County in the State aforesaid, DO HEREBY CERTIFY that MICHAEL P. SPERLING 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, sealed and delivered the said instrument as such officer of said Bank and caused the seal of said Bank to be thereunto affixed as his free and voluntary act and as the free and voluntary act and deed of said Bank for the uses and purposes therein set forth.

Given under my hand and notarial seal this 12th day of December, 2008.

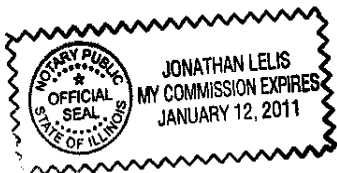


Ann Doukas
Notary Public

STATE OF ILLINOIS]
] ss
COUNTY OF _____]

I, THE UNDERSIGNED, a Notary Public in and for the said County in the State aforesaid, DO HEREBY CERTIFY that GHASSAN ABOUD, 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, sealed and delivered the said instrument as such officer of said Bank as Trustee, as their free and voluntary act and as the free and voluntary act and deed of said Trustee for the uses and purposes therein set forth.

Given under my hand and notarial seal this 2nd day of December, 2008.



Jonathan W. Lelis
Notary Public