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Doc#: 0908946038 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 03/30/2009 02:10 PM Pg: 1 of 5

WHEN RECORDED MAIL TO:

BankFinancial, F.S.B.
15W060 North Frontage Road
Burr Ridge, IL 60527

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:
Commercial - 1902039465 (KS)
BankFinancial, F.S.B.
15W060 North Frontage Road
Burr Ridge, IL 60527

PRO TITLE GROUP, INC
15W060 N. FRONTAGE ROAD
BURR RIDGE, IL 60527

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated December 1, 2008, is made and executed between 5411-15 Hyde Park Building Corporation, an Illinois Not-For-Profit Corporation, whose address is 5411-15 S. Hyde Park Blvd., Chicago, IL 60615 (referred to below as "Grantor") and BankFinancial, F.S.B., whose address is 15W060 North Frontage Road, Burr Ridge, IL 60527 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated November 20, 1995 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

MORTGAGE AND ASSIGNMENT OF RENTS TO UNIVERSITY NATIONAL BANK OF CHICAGO NOW KNOWN AS BANKFINANCIAL, F.S.B. (LENDER) DATED NOVEMBER 20, 1995 AND RECORDED ON JANUARY 3, 1996 IN THE COOK COUNTY RECORDER'S OFFICE AS DOCUMENT NUMBERS 96005150 AND 96005151 RESPECTIVELY AND FURTHER MODIFIED BY MODIFICATIONS OF MORTGAGE RECORDED AS DOCUMENT NUMBERS 97008329, 0020160164, 0030167019, 0434416167, 0534903080 AND 0701108036 RESPECTIVELY.

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

LOT 3 (EXCEPT THE NORTH 1 INCH THEREOF) AND THE NORTH 5 FEET OF LOT 4 (EXCEPT THE EAST 8 FEET THEREOF TAKEN FOR ALLEY) IN JAMES MORGAN'S EAST END AVENUE SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 5411-15 S. Hyde Park Blvd., Chicago, IL 60615. The Real Property tax identification number is 20-12-114-003-0000 and 20-12-114-004-0000.

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

MATURITY DATE. THE MATURITY DATE OF THE NOTE IS HEREBY EXTENDED FROM DECEMBER 1, 2008 TO DECEMBER 1, 2009.

901154 Acrom Rd AS1106

PRO TITLE GROUP, INC

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Loan No: 1902039465

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LOAN NUMBER. THE LOAN NUMBER OF THE NOTE AND MORTGAGE IS HEREBY CHANGED FROM 1507391 TO 1902039465.

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.

MAXIMUM LIEN AMOUNT ADDENDUM. It is expressly agreed and understood that the Maximum Lien amount as set forth in this Mortgage is \$ 00,000.00 plus all items referenced in 735 ILCS 5/15-1302(b)(1-5) which statutory provision is incorporated by reference and made a part hereof.

ADDITIONAL RESTRICTIONS ON TRANSFER. It shall be an immediate Event of Default hereunder if, without the prior written consent of Lender, Grantor shall contract for, commit to or permit any conveyance, sale assignment, lien, pledge, mortgage, security interest or other encumbrance or alienation of the Real Property or any portion thereof. Lender may condition any consent upon such terms and conditions as it may require in its absolute discretion including, without limitation, an increase in the interest rate under the Note, the payment of a fee and the execution of a subordination agreement acceptable to Lender.

WAIVER OF RIGHT OF REDEMPTION. NOTWITHSTANDING ANY OF THE PROVISIONS TO THE CONTRARY CONTAINED IN THIS MORTGAGE, GRANTOR HEREBY WAIVES, TO THE EXTENT PERMITTED UNDER 735 ILCS 5/15-1601(b) OR ANY SIMILAR LAW EXISTING AFTER THE DATE OF THIS MORTGAGE, ANY AND ALL RIGHTS OF REDEMPTION ON BEHALF OF GRANTOR AND ON BEHALF OF ANY OTHER PERSONS PERMITTED TO REDEEM THE PROPERTY.

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MODIFICATION OF MORTGAGE

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GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED DECEMBER 1, 2008.

GRANTOR:

5411-15 HYDE PARK BUILDING CORPORATION, AN ILLINOIS NOT-FOR-PROFIT CORPORATION

By: *Cheryl E. Smith*
Cheryl E. Smith, President of 5411-15 Hyde Park Building Corporation, an Illinois Not-For-Profit Corporation

By: *Kristin K. Woods*
Kristin K. Woods, Treasurer of 5411-15 Hyde Park Building Corporation, an Illinois Not-For-Profit Corporation

By: *John A. Benade*
John A. Benade, Building Manager of 5411-15 Hyde Park Building Corporation, an Illinois Not-For-Profit Corporation

LENDER:

BANKFINANCIAL, F.S.B.

X *[Signature]*
Authorized Signer

COOK COUNTY Clerk's Office

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MODIFICATION OF MORTGAGE

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CORPORATE ACKNOWLEDGMENT

STATE OF Illinois)
)
 COUNTY OF Cook) SS
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On this 20 day of February, 2009 before me, the undersigned Notary Public, personally appeared **Cheryl E. Smith, President of 5411-15 Hyde Park Building Corporation, an Illinois Not-For-Profit Corporation; Kristin K. Woods, Treasurer of 5411-15 Hyde Park Building Corporation, an Illinois Not-For-Profit Corporation; and John A. Benade, Building Manager of 5411-15 Hyde Park Building Corporation, an Illinois Not-For-Profit Corporation**, and known to me to be authorized agents of the corporation that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, 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 corporation.

By Christy Casey-Ware Residing at 1354 E. 55th St. Chicago IL 60615

Notary Public in and for the State of Illinois
 My commission expires Sept. 30, 2009



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MODIFICATION OF MORTGAGE

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LENDER ACKNOWLEDGMENT

STATE OF Illinois)
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 COUNTY OF Cook) SS
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On this 20 day of February, 2009 before me, the undersigned Notary Public, personally appeared Kenneth R. Stecker and known to me to be the Senior Vice President authorized agent for **BankFinancial, F.S.B.** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **BankFinancial, F.S.B.**, duly authorized by **BankFinancial, F.S.B.** through its board of directors or otherwise, for the uses and purposes therein mentioned, and an oath stated that he or she is authorized to execute this said instrument and in fact executed this said instrument on behalf of **BankFinancial, F.S.B.**

By Christy Casey-Ware Residing at 1354 E. 55th St. Chicago IL 60615

Notary Public in and for the State of Illinois

My commission expires Sept. 30, 2009



Cook County Clerk's Office