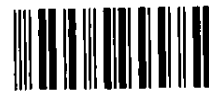


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1999-12-22 16:25:29
Cook County Recorder 25.50

RECORDATION REQUESTED BY:

CIB Bank
900 East Higgins Road
Elk Grove Village, IL 60007



WHEN RECORDED MAIL TO:

CIB Bank
900 East Higgins Road
Elk Grove Village, IL 60007



FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by: CIB Bank - Shawnese Brown
900 E. Higgins Road
Elk Grove Village, IL 60007

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE IS DATED NOVEMBER 25, 1999, BETWEEN Commonwealth Properties Company, L.L.C., an Illinois Limited Liability Company (referred to below as "Grantor"), whose address is 4829 Commonwealth Ave., Western Springs, IL 60558; and CIB Bank (referred to below as "Lender"), whose address is 900 East Higgins Road, Elk Grove Village, IL 60007.

MORTGAGE. Grantor and Lender have entered into a mortgage dated January 21, 1999 (the "Mortgage") recorded in Cook County, State of Illinois as follows:

Recorded on March 2, 1999 with the Cook County Recorder's Office as Document No. 99200608

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

LOT #18 OF COMMONWEALTH IN THE VILLAGE UNIT 3, A RESIDENTIAL PLANNED UNIT DEVELOPMENT, BEING A RESUBDIVISION IN PARTS OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 26, 1996 AS DOCUMENT 96902168.

The Real Property or its address is commonly known as Vacant lot (Commonwealth in the Village Phase II), Western Springs, IL 60558. The Real Property tax identification number is 18-07-1444-010; 18-07-212-006; 18-07-212-056; 18-07-218-001; 18-07-218-002 and 18-07-114-033.

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

UNDER INDEBTEDNESS, CHANGE LAST SENTENCE TO READ AS FOLLOWS:

At no time shall the principal amount of indebtedness secured by the Mortgage, not including sums advanced to protect the security of the Mortgage, exceed \$6,450,000.00.

UNDER NOTE, CHANGE FIRST SENTENCE TO READ AS FOLLOWS:

The word "Note" means the promissory note or credit agreement dated June 17, 1997, in the original principal amount of \$2,650,000.00 and promissory note or credit agreement dated November 25, 1999, in the original principal amount of \$2,800,000.00 from Grantor and any co-borrowers to Lender, together with all renewals, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory notes or agreements.

All other terms and conditions remain unchanged..

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect. 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

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(Continued)

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.

EACH GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE, AND EACH GRANTOR AGREES TO ITS TERMS.

GRANTOR:

Commonwealth Properties Company, L.L.C.

By: [Signature]
Gurrie Rhoads, Manager

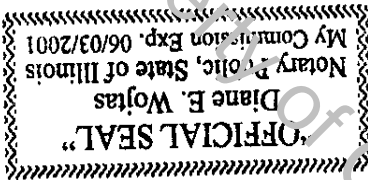
LENDER:

CIB Bank

By: [Signature]
Authorized Officer

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF ILLINOIS)
COUNTY OF COOK)
(ss)



On this 25TH day of NOVEMBER, 19 99, before me, the undersigned Notary Public, personally appeared Gurrie Rhoads, Manager of Commonwealth Properties Company, L.L.C., and known to me to be member or designated agent 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 he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

By: Diane E. Wojtas
Residing at _____

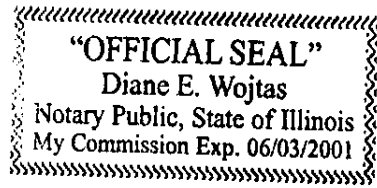
Notary Public in and for the State of ILLINOIS

My commission expires 6/3/01

09189419

LENDER ACKNOWLEDGMENT

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)



On this 25TH day of NOVEMBER, 19 99, before me, the undersigned Notary Public, personally appeared RONALD J. FARMER and known to me to be the SENIOR VICE PRESIDENT, authorized agent for the Lender that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of the said Lender, duly authorized by the Lender 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 that the seal affixed is the corporate seal of said Lender.

By Diane E. Wojtas Residing at _____

Notary Public in and for the State of ILLINOIS

My commission expires 6/3/01

Property of Cook County Clerk's Office