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Doc#: 0920213040 Fee: \$46.25
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/21/2009 11:39 AM Pg: 1 of 5

Illinois Anti-Predatory Lending Database Program

Certificate of Exemption

Report Mortgage Fraud
800-532-8785

The property identified as: **PIN:** 13-01-405-001-0000

Address:

Street: 2525 W. PETERSON

Street line 2:

City: CHICAGO

State: IL

ZIP Code: 60659

Lender: BRIDGEVIEW BANK GROUP

Borrower: EDGEWATER UPTOWN BUILDING CORPORATION

Loan / Mortgage Amount: \$3,317,908.38

This property is located within Cook County and the transaction is exempt from the requirements of 765 ILCS 77/70 et seq. because the application was taken by an exempt entity.

Certificate number: 3D86793F-5F5D-419E-878E-4DA5888CB7E9

Execution date: 05/29/2009

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P5
M 6/25

UNOFFICIAL COPY**RECORDATION REQUESTED BY:**

Bridgeview Bank Group
7940 S. Harlem Ave.
Bridgeview, IL 60455

WHEN RECORDED MAIL TO:

Bridgeview Bank Group
ATTN: Loan Operations
4753 N Broadway
Chicago, IL 60640

SEND TAX NOTICES TO:

Edgewater Uptown Building
Corporation
4740 N. Clark Street
Chicago, IL 60640

FOR RECORDER'S USE ONLY**This Modification of Mortgage prepared by:**

Lender
Bridgeview Bank Group
4753 N Broadway
Chicago, IL 60640

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated May 29, 2009, is made and executed between Edgewater Uptown Building Corporation, an Illinois Corporation, whose address is 4740 N. Clark Street, Chicago, IL 60640 (referred to below as "Grantor") and Bridgeview Bank Group, whose address is 7940 S. Harlem Ave., Bridgeview, IL 60455 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated March 29, 2004 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded April 5, 2004 as document 0409626089 made by Edgewater Uptown Building Corporation to Lender to secure a Note for \$2,250,000.00.

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

LOT 8 IN BLOCK 3 IN W. F. KAISER AND COMPANY'S ARCADIA TERRACE, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4, (EXCEPT WEST 33.00 FEET) SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

The Real Property or its address is commonly known as 2525 W Peterson, Chicago, IL 60659. The Real Property tax identification number is 13-01-405-001-0000.

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

Grantor has received additional principal making the total indebtedness \$3,317,908.38. Said additional principal is evidenced by a Note dated May 29, 2009. Said Note is secured by the property pursuant to the terms of the Mortgage.

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

UNOFFICIAL COPY**MODIFICATION OF MORTGAGE
(Continued)**

Loan No: 607580800-12007

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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.

ADDITIONAL CROSS-COLLATERALIZATION. The Collateral also secures all obligations of any kind or nature of Community Counseling Centers of Chicago, Inc., to Lender, whether now existing or hereafter arising, whether related or unrelated to the purpose of the Note, whether voluntary or otherwise, whether due or not due, direct or indirect, determined or undetermined, absolute or contingent, liquidated or unliquidated, whether obligated as guarantor, surety, accommodation party or otherwise, and whether recovery upon such amounts may be or hereafter may become barred by any statute of limitations, and whether the obligation to pay or repay such amount may be or hereafter may become otherwise unenforceable. .

MAXIMUM LIEN. 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 \$6,636,400.00.

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 29, 2009.


GRANTOR:

EDGEWATER UPTOWN BUILDING CORPORATION

By: Anthony Kopera, Ph.D., Vice President of Edgewater Uptown
Building Corporation

LENDER:

BRIDGEVIEW BANK GROUP

x 
Authorized Signer

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 607580800-12007

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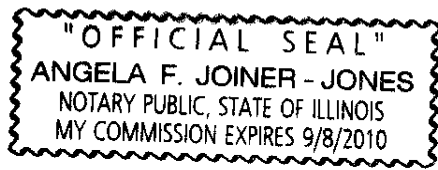
CORPORATE ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

On this 12th day of JUNE, 2009 before me, the undersigned Notary Public, personally appeared **Anthony Kopera, Ph.D., Vice President of Edgewater Uptown Building Corporation**, and known to me to be an authorized agent 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 he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the corporation.

By ANGELA F. JOINER-JONES Residing at 619 PORTSMOUTH AVE. WESTCHESTER, IL 60154

Notary Public in and for the State of ILLINOIS
 My commission expires 9/8/2010



Angela F. Joiner-Jones

County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

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LENDER ACKNOWLEDGMENT

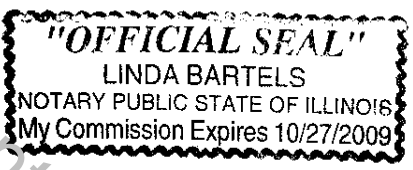
STATE OF IL)
) SS
 COUNTY OF Cook)

On this 12th day of June, before me, the undersigned Notary Public, personally appeared Nancy Barrels and known to me to be the AVP, authorized agent for **Bridgeview Bank Group** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Bridgeview Bank Group**, duly authorized by **Bridgeview Bank Group** 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 **Bridgeview Bank Group**.

By Linda Bartels Residing at _____

Notary Public in and for the State of IL

My commission expires 10-27-09



PROPERTY OF COOK COUNTY Clerk's Office