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Illinois Anti-Predatory Lending Database Program

Certificate of Exemption



Doc#: 0926433178 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/21/2009 01:32 PM Pg: 1 of 5

Report Mortgage Fraud
800-532-8785

109-008233527 SK

The property identified as: **PIN:** 10-23-224-068-0000

Address:

Street: 8411 Christina Avenue

Street line 2:

City: Skokie

State: IL

ZIP Code: 60076

Lender: Cole Taylor Bank

Borrower: The Radler Group

Loan / Mortgage Amount: \$900,960.19

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: 06D0F0ED-E487-4673-AEDE-426FED959213

Execution date: 08/19/2009

BOX 333-CT

593

UNOFFICIAL COPY**RECORDATION REQUESTED BY:**

**COLE TAYLOR BANK
COMMERCIAL BANKING
GROUP
225 WEST WASHINGTON
CHICAGO, IL 60606**

WHEN RECORDED MAIL TO:

**Cole Taylor Bank
Loan Services
P.O. Box 88452 - Dept A
Chicago , IL 60680-8452**

SEND TAX NOTICES TO:

**Oakton-Kostner Corporation
7721 N. Kostner Avenue
Skokie, IL 60076**

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

**COLE TAYLOR BANK
COLE TAYLOR BANK
P.O. BOX 88452 - DEPT. A
CHICAGO, IL 60680**

MODIFICATION OF MORTGAGE

89-33527 JCT
THIS MODIFICATION OF MORTGAGE dated August 19, 2009, is made and executed between Oakton-Kostner Corporation, a Corporation of Illinois (referred to below as "Grantor") and COLE TAYLOR BANK, whose address is 225 WEST WASHINGTON, CHICAGO, IL 60606 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated August 19, 2004 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded on August 27, 2004 at the Cook County Recorder of Deeds as Doc# 0424042018.

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

LOTS 16, 17, 18, 19, 20 AND 21 IN BLOCK 6 IN NORTH SIDE REALTY COMPANY'S DEMPSTER GOLF COURSE SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

The Real Property or its address is commonly known as 8411 Christiana Avenue, Skokie, IL 60076. The Real Property tax identification number is 10-23-224-068-0000.

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

Definition of "Note" is hereby changed in it's entirety as follows:

The word "Note" means the Promissory Note dated August 19, 2009, in the original principal amount of \$900,960.19 from Borrower to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement. The interest rate on the Note is 6.15% based on a year of 360 days. Payments on the Note are to be made in accordance with the following payment schedule: 59 monthly consecutive principal and interest payments of \$5,910.00 each, beginning on September 19, 2009, and one principal and interest payment of

UNOFFICIAL COPY**MODIFICATION OF MORTGAGE**

Loan No: 0001

(Continued)

Page 2

\$820,820.50 on August 19, 2014. This estimated final payment is based on the assumption that all payments will be made exactly as scheduled; the actual final payment will be for all principal and accrued interest not yet paid, together with any other unpaid amounts under the Note.

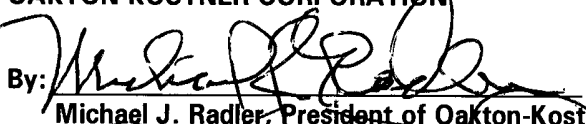
CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by Lender to this Modification does not waive Lender's right 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 AUGUST 19, 2009.

GRANTOR:

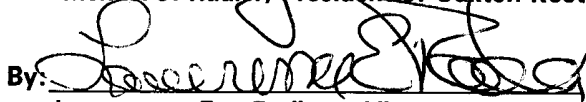
OAKTON-KOSTNER CORPORATION

By:



Michael J. Radler, President of Oakton-Kostner Corporation

By:



Lawrence E. Radler, Vice President of Oakton-Kostner Corporation

LENDER:

COLE TAYLOR BANK

X



Authorized Signer

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MODIFICATION OF MORTGAGE

Loan No: 0001

(Continued)

Page 4

LENDER ACKNOWLEDGMENT

STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 19th day of August, 2009 before me, the undersigned Notary Public, personally appeared Harold Chouel and known to me to be the SVP, authorized agent for **COLE TAYLOR BANK** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **COLE TAYLOR BANK**, duly authorized by **COLE TAYLOR 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 **COLE TAYLOR BANK**.

By [Signature] Residing at Illinois

Notary Public in and for the State of Illinois

My commission expires 1-9-2011

Cook County Clerk's Office

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MODIFICATION OF MORTGAGE

(Continued)

Loan No: 0001

Page 3

CORPORATE ACKNOWLEDGMENT

STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 19th day of August, 2009 before me, the undersigned Notary Public, personally appeared **Michael J. Radler, President of Oakton-Kostner Corporation and Lawrence E. Radler, Vice President of Oakton-Kostner 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 Michael J. Radler Residing at Illinois

Notary Public in and for the State of ~~10-2011~~ Illinois

My commission expires 1-9-2011

Cook County Clerk's Office