

# UNOFFICIAL COPY



Doc#: 0934834070 Fee: \$50.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/14/2009 02:21 PM Pg: 1 of 8

Space Above This Line For Recording Data

This instrument was prepared by Loan Operations, Lakeside Bank, 1055 W. Roosevelt Road, Chicago, Illinois 60608-1559  
When recorded return to Loan Operations, Lakeside Bank, 1055 W. Roosevelt Road, Chicago, Illinois 60608-1559

## MODIFICATION OF MORTGAGE

**DATE AND PARTIES.** The date of this Real Estate Modification (Modification) is October 25, 2009. The parties and their addresses are:

**MORTGAGOR:**

**TWG-LCDC LLC**  
An Illinois Limited Liability Company  
3843 West Ogden Avenue  
Chicago, IL 60623-2451

**LENDER:**

**LAKESIDE BANK**  
Organized and existing under the laws of Illinois  
55 W. WACKER DRIVE  
CHICAGO, IL 60601

**1. BACKGROUND.** Mortgagor and Lender entered into a security instrument dated August 21, 2006 and recorded on November 1, 2006 (Security Instrument). The Security Instrument was recorded in the records of Cook County, Illinois at the Recorder of Deeds as Document Number 0630542012 and covered the following described Property:

SEE ATTACHED EXHIBIT A

The property is located in Cook County at 3211, 3215, 3222, 3235, 3242, 3244 West Douglas Boulevard and 1308 and 1328 West Sawyer, Chicago, Illinois .

**2. MODIFICATION.** For value received, Mortgagor and Lender agree to modify the Security Instrument as provided for in this Modification.

The Security Instrument is modified as follows:

**A. Secured Debt.** The secured debt provision of the Security Instrument is modified to read:

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(1) Secured Debts and Future Advances. The term "Secured Debts" includes and this Security Instrument will secure each of the following:

(a) Specific Debts. The following debts and all extensions, renewals, refinancings, modifications and replacements. A promissory note or other agreement, No. 6055069-01, dated August 21, 2006, from Mortgagor to Lender, with a loan amount of \$670,000.00, with an initial interest rate of 4.25 percent per year (this is a variable interest rate and may change as the promissory note prescribes) and maturing on January 25, 2010.

(b) Future Advances. All future advances from Lender to Mortgagor under the Specific Debts executed by Mortgagor in favor of Lender after this Security Instrument. If more than one person signs this Security Instrument, each agrees that this Security Instrument will secure all future advances that are given to Mortgagor either individually or with others who may not sign this Security Instrument. All future advances are secured by this Security Instrument even though all or part may not yet be advanced. All future advances are secured as if made on the date of this Security Instrument. Nothing in this Security Instrument shall constitute a commitment to make additional or future advances in any amount. Any such commitment must be agreed to in a separate writing. In the event that Lender fails to provide any required notice of the right of rescission, Lender waives any subsequent security interest in the Mortgagor's principal dwelling that is created by this Security Instrument. This Modification will not secure any other debt if Lender fails, with respect to that other debt, to fulfill any necessary requirements or limitations of Sections 19(a), 32, or 35 of Regulation Z.

(c) All Debts. All present and future debts from Mortgagor to Lender, even if this Security Instrument is not specifically referenced, or if the future debt is unrelated to or of a different type than this debt. If more than one person signs this Security Instrument, each agrees that it will secure debts incurred either individually or with others who may not sign this Security Instrument. Nothing in this Security Instrument constitutes a commitment to make additional or future loans or advances. Any such commitment must be in writing. In the event that Lender fails to provide any required notice of the right of rescission, Lender waives any subsequent security interest in the Mortgagor's principal dwelling that is created by this Security Instrument. This Security Instrument will not secure any debt for which a non-possessor, non-purchase money security interest is created in "household goods" in connection with a "consumer loan," as those terms are defined by federal law governing unfair and deceptive credit practices. This Security Instrument will not secure any debt for which a security interest is created in "margin stock" and Lender does not obtain a "statement of purpose," as defined and required by federal law governing securities. This Modification will not secure any other debt if Lender fails, with respect to that other debt, to fulfill any necessary requirements or limitations of Sections 19(a), 32, or 35 of Regulation Z.

(d) Sums Advanced. All sums advanced and expenses incurred by Lender under the terms of this Security Instrument.

3. CONTINUATION OF TERMS. Except as specifically amended in this Modification, all of the terms of the Security Instrument shall remain in full force and effect.

SIGNATURES. By signing, Mortgagor agrees to the terms and covenants contained in this Modification. Mortgagor also acknowledges receipt of a copy of this Modification.

MORTGAGOR:

TWG-LCDC LLC

By Lawndale Christian Development Corporation, Manager/Member

Kim Jackson  
Kim Jackson, Executive Director

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LENDER:

LAKESIDE BANK

By

*[Handwritten Signature]*  
~~David V. Pinkerton, Executive Vice President~~

DEREK C. WASILEVICH, LOAN OFFICER

ACKNOWLEDGMENT.

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STATE OF ILLINOIS )SS  
COUNTY OF COOK )

The foregoing Instrument was acknowledged before me by

KIM JACKSON, the EXECUTIVE DIRECTOR of, and

—, the — of, and

—, the — of

LAWNDALE CHRISTIAN DEVELOPMENT CORPORATION, a(n)

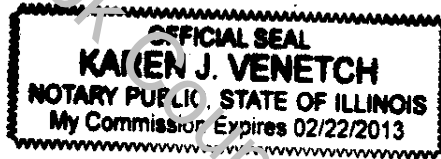
ILLINOIS Limited Liability Company, on behalf of the Limited Liability Company,

on this 11<sup>th</sup> day of DECEMBER, 2009.

Karen J. Venetch  
NOTARY PUBLIC

My Commission Expires:

02/22/13



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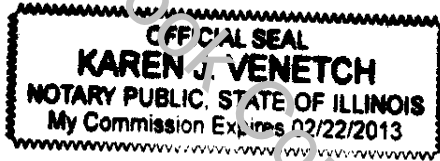
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STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF COOK )

The foregoing Instrument was acknowledged before me by  
DEREK L. WASILEVICH, the LOAN OFFICER of, and  
 \_\_\_\_\_ of,  
LAKESIDE BANK, an Illinois Corporation, on behalf of the corporation, on this 11<sup>th</sup>  
 day of DECEMBER, 2009.

Karen J. Venetch  
 NOTARY PUBLIC

My Commission Expires:  
02/22/13



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## EXHIBIT A

PARCEL 1: 3121 W Douglas.

LOT 48 IN BLOCK 2 IN DOUGLAS PARK ADDITION, A SUBDIVISION OF LOTS 4 AND 5 OF CIRCUIT COURT PARTITION OF THE WEST 1/2 OF THE WEST 1/2 IN SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: 3135 W Douglas

LOTS 42 AND 43 IN BLOCK 2 IN DOUGLAS PARK ADDITION, A SUBDIVISION OF LOTS 4 AND 5 IN CIRCUIT COURT PARTITION OF THE WEST 1/2 OF THE WEST 1/2 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

INTENTIONALLY OMITTED

PARCEL 4: 3211 W Douglas

LOT 5 AND THE EAST 1/2 OF LOT 6 IN SHERMAN AND WALTER'S SUBDIVISION OF BLOCK 7 IN CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE NORTHEAST 1/4 AND THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 LYING NORTH OF THE CENTER LINE OF OGDEN AVENUE, IN SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5: 3215 W Douglas

LOT 7 AND THE WEST 1/2 OF LOT 6 IN SHERMAN AND WALTER'S SUBDIVISION OF BLOCK 7 IN CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE NORTHEAST 1/4 AND THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 LYING NORTH OF THE CENTER LINE OF OGDEN AVENUE, IN SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 6: 3222 W Douglas

LOT 22 IN BLOCK 2 OF PRESCOTT'S DOUGLAS PARK ADDITION TO CHICAGO BEING A SUBDIVISION OF BLOCK 1 IN CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE NORTHEAST 1/4 AND THAT PART OF THE EAST 1/2 OF THE SOUTH EAST 1/4 LYING NORTH OF THE CENTER LINE OF OGDEN AVENUE, IN SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 7: 1306 S Sawyer

LOT 4 IN SUB-BLOCK 2 OF BLOCK 2 OF PRESCOTT'S DOUGLAS PARK ADDITION TO CHICAGO BEING A SUBDIVISION OF BLOCKS 1, 2, 3 AND 10 IN CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE NORTHEAST 1/4 AND THAT PART OF THE EAST 1/2 OF THE SOUTH EAST 1/4 LYING NORTH OF THE CENTER LINE OF OGDEN AVENUE IN SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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PARCEL 8: 1328 S. SAWYER

LOT 12 IN SUB-BLOCK 2 IN BLOCK 2 OF PRESCOTT'S DOUGLAS PARK ADDITION TO CHICAGO BEING A SUBDIVISION OF BLOCKS 1, 2, 5 AND 10 IN CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE NORTHEAST 1/4 AND THAT PART OF THE EAST 1/2 OF THE SOUTH EAST 1/4 LYING NORTH OF THE CENTER LINE OF OGDEN AVENUE, IN SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 9: 3242 W DOUGLAS

LOT 1 IN FRANK ZAJICEK'S SUBDIVISION OF LOTS 15 THROUGH 18 IN SUB-BLOCK 2 OF BLOCK 2 IN PRESCOTT'S DOUGLAS PARK ADDITION TO CHICAGO, BEING A SUBDIVISION OF BLOCKS 1, 2, 5 AND 10 OF CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE NORTHEAST 1/4 AND THAT PART OF THE EAST 1/2 OF THE SOUTH EAST 1/4 NORTH OF CENTER OF OGDEN AVENUE IN SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 10: 3244 W DOUGLAS

LOT 3 IN FRANK ZAJICEK'S SUBDIVISION OF LOTS 15 THROUGH 18 IN SUB-BLOCK 2 OF BLOCK 2 IN PRESCOTT'S DOUGLAS PARK ADDITION TO CHICAGO, BEING A SUBDIVISION OF BLOCKS 1, 2, 5 AND 10 OF CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE NORTHEAST 1/4 AND THAT PART OF THE EAST 1/2 OF THE SOUTH EAST 1/4 NORTH OF CENTER OF OGDEN AVENUE IN SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 11: 3235 W DOUGLAS

LOT 1 IN SHAW, KERRIGAN AND SALOMON'S SUBDIVISION OF BLOCK 6 IN CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE NORTHEAST 1/4 AND THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 LYING NORTH OF THE CENTER LINE OF OGDEN AVENUE, IN SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Property Identification Numbers:

16-23-212-016-0000

16-23-212-024-0000

16-23-212-031-0000

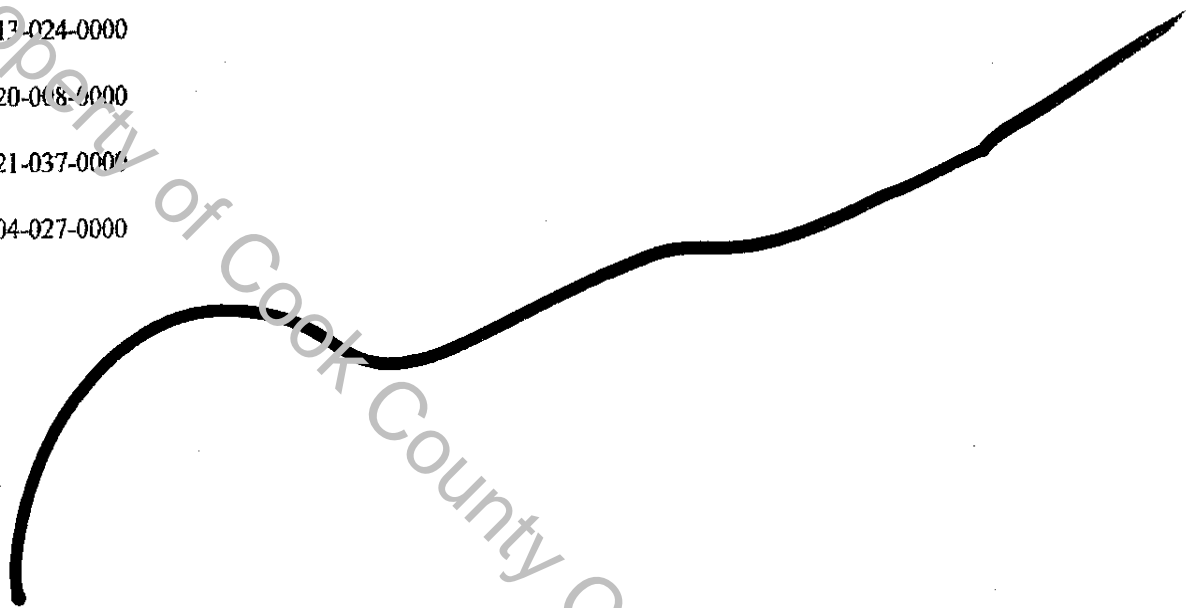
16-23-212-032-0000

16-23-213-024-0000

16-23-220-008-0000

16-23-221-037-0000

16-24-104-027-0000



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