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This Instrument prepared by and when recorded, return to:

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Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/07/2010 11:28 AM Pg: 1 of 8

Richard P. Hoopis  
Pedersen & Houpt, P.C.  
161 North Clark Street  
Suite 3100  
Chicago, Illinois 60601

## MODIFICATION OF MORTGAGES

This Modification of Mortgages ("Modification") is entered into this 10th day of November, 2009 by Parkland Properties, LLC, an Illinois limited liability company ("Properties"), Parkland II, LLC, an Illinois limited liability company ("Parkland II"), Parkland III, LLC, an Illinois limited liability company ("Parkland III," and collectively with Parkland II and Properties, "Original Borrowers") and Parkland IV, LLC, an Illinois limited liability company ("Parkland IV," and together with the Original Borrowers, "Mortgagors"), all of which have their principal place of business at 3217 W. Fotomac Ave., Chicago, Illinois 60651 and The PrivateBank and Trust Company, an Illinois banking corporation ("Mortgagee").

### RECITALS

Original Borrowers executed and delivered to Mortgagee the Original Mortgages (as such term is defined in Exhibit A attached hereto). The Mortgages evidenced Mortgagee's security interest in certain real property commonly known as 3214 W. Crystal Ave., Chicago, Illinois and 1038-40 W. Spaulding Ave., Chicago, Illinois (together, the "Original Mortgaged Properties"), which properties are more particularly described on Exhibit B attached hereto.

The Original Mortgaged Properties secured a loan to Original Borrowers (the "Original Loan") in the principal amount of Five Hundred Thousand Dollars (\$500,000), which Original Loan was evidenced by a Promissory Note dated May 10, 2006, executed by Original Borrowers in favor of Mortgagee (the "Original Mortgage Note"). The Original Mortgage Note was amended and restated by that certain Promissory Note, dated October 15, 2007 in the principal amount of Six Hundred Fifty Thousand Dollars (\$650,000), executed by Mortgagors in favor of Mortgagee (the "Amended Note"). As a condition to the acceptance of the Amended Note, and the advancement of additional loan funds, Mortgagee required that Parkland IV become a co-maker of the Amended Note, and that Mortgagors execute and deliver the Additional Mortgages (as such term is defined in Exhibit A), which Additional Mortgages evidenced Lender's security interest in certain real properties commonly known as 900 N. Homan, Chicago, Illinois, 3310 W. Fulton, Chicago, Illinois and 3218 W. Crystal Ave., Chicago, Illinois (the "Additional Mortgaged Properties").

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8393974, 83339159, 8393973, 8393976 & 8339160

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The Existing Mortgages (as such term is defined in Exhibit A) were further modified as described on Exhibit A, and the Amended Note was amended and restated in connection with amendments and extensions of the loan on May 10, 2008, May 10, 2009 and August 10, 2009.

The Mortgagors have requested and Mortgagee has agreed to further extend the loan on the terms and conditions set forth in that certain Addendum and Amendment to Loan Documents, of even date herewith, executed by and among Mortgagors and Parkland VI, LLC, an Illinois limited liability company ("Parkland VI," and together with Mortgagors, "Borrowers") and Mortgagee (the "Addendum") which provides for: (a) the addition of Parkland VI as a co-borrower (b) the execution of an Amended and Restated Promissory Note, (c) the execution and delivery of the Garfield Mortgage (d) the execution and delivery of the Hamlin Mortgage (each as defined on Exhibit A attached hereto), (e) the extension of the Maturity Date (as such term is defined in the Addendum), (f) the conversion of the loan from a revolving line of credit to a term loan and (g) certain other modifications.

## AGREEMENTS

NOW, THEREFORE, in consideration of the foregoing, the parties hereby agree as follows:


1. Amendment of Mortgages. The Existing Mortgages are hereby amended to extend the subject loan's maturity date to October 15, 2012.
2. Continuing Effect. All the terms of the Existing Mortgages are hereby incorporated by reference herein, and the Existing Mortgages, except as hereby modified, shall remain in full force and effect in all respect. Borrowers, by execution of this Modification, hereby reaffirm, assume and bind themselves to all of the obligations, duties, rights, covenants, terms and conditions that are contained in the Existing Mortgages.
3. Recitals. The above Recitals are acknowledged by the parties as true and correct and are incorporated in this paragraph by reference.

**Signatures appear on the next page.**

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IN WITNESS WHEREOF, the parties have executed this Modification as of the 10th day of November, 2009.

PARKLAND PROPERTIES, LLC, an Illinois limited liability company

By: 

Name: James D. Brettner


Title: Manager

By: 

Name: Glenn M. Brettner

Title: Manager

PARKLAND II, LLC, an Illinois limited liability company

By: 

Name: James D. Brettner

Title: Manager

By: 

Name: Glenn M. Brettner

Title: Manager

PARKLAND III, LLC, an Illinois limited liability company

By: 

Name: James D. Brettner

Title: Manager

By: 


Name: Glenn M. Brettner

Title: Manager

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PARKLAND IV, LLC, an Illinois limited liability company

By:   
Name: James D. Brettner  
Title: Manager

By:   
Name: Glenn M. Brettner  
Title: Manager

Property of Cook County Clerk's Office

COOK COUNTY  
RECORDER OF DEEDS  
SCANNED BY \_\_\_\_\_

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STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, Karen Hattenberger, a Notary Public in and for said County, in the State aforesaid, do hereby certify that James D. Brettner, the Manager of Parkland VI, LLC, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

22nd, December 2009

GIVEN under my hand and notarial seal, this ~~10th~~ day of November, 2009.



Karen Hattenberger  
Notary Public

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, Karen Hattenberger, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Glenn M. Brettner, the Manager of Parkland VI, LLC, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

22nd, December 2009

GIVEN under my hand and notarial seal, this ~~10th~~ day of November, 2009.



Karen Hattenberger  
Notary Public

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## EXHIBIT A

1. Mortgage dated May 10, 2006 and recorded May 19, 2006 with the Cook County Recorder of Deeds as Document #0613933013, executed by Parkland II in favor of Lender, as amended by that certain Modification of Mortgage, dated May 10, 2007 and recorded June 20, 2007 with the Cook County Recorder of Deeds as Document #0717133135, as further amended by that certain Modification of Mortgage, dated October 15, 2007 and recorded October 24, 2007 with the Cook County Recorder of Deeds as Document #0729733061, as further amended by that certain Modification of Mortgage, dated May 10, 2008 and recorded June 18, 2008 with the Cook County Recorder of Deeds as Document #0817033123, as further amended by that certain Modification of Mortgage, dated May 10, 2009 and recorded June 29, 2009 with the Cook County Recorder of Deeds as Document #0918033146, as further amended by that certain Modification of Mortgage, dated August 10, 2009 and recorded September 21, 2009 with the Cook County Recorder of Deeds as Document #0926433064 relating to real property commonly known as 3214 W. Crystal St., Chicago, IL 60651 (the "3214 Mortgage").
2. Mortgage dated May 10, 2006 and recorded May 19, 2006 with the Cook County Recorder of Deeds as Document #0613933011, executed by Parkland III in favor of Lender, as amended by that certain Modification of Mortgage, dated May 10, 2007 and recorded June 20, 2007 with the Cook County Recorder of Deeds as Document #0717133136, as further amended by that certain Modification of Mortgage, dated October 15, 2007 and recorded October 24, 2007 with the Cook County Recorder of Deeds as Document #0729733062, as further amended by that certain Modification of Mortgage, dated May 10, 2008 and recorded June 18, 2008 with the Cook County Recorder of Deeds as Document #0817033119, as further amended by that certain Modification of Mortgage, dated May 10, 2009 and recorded June 29, 2009 with the Cook County Recorder of Deeds as Document #0918033147, as further amended by that certain Modification of Mortgage, dated August 10, 2009 and recorded September 21, 2009 with the Cook County Recorder of Deeds as Document #0926433063 relating to real property commonly known as 1038-40 N. Spaulding, Chicago, IL 60651 (the "Spaulding Mortgage," and together with the 3214 Mortgage, the "Original Mortgages").
3. Mortgage, dated October 15, 2007 and recorded October 24, 2007 with the Cook County Recorder of Deeds as Document #0729733063, executed by Parkland III in favor of Lender, as amended by that certain Modification of Mortgage, dated May 10, 2008 and recorded June 18, 2008 with the Cook County Recorder of Deeds as Document #0817033120, as further amended by that certain Modification of Mortgage, dated May 10, 2009 and recorded June 29, 2009 with the Cook County Recorder of Deeds as Document #0918033147, as amended by that certain Modification of Mortgage, dated August 10, 2009 and recorded September 21, 2009 with the Cook County Recorder of Deeds as Document #0926433062 relating to real property commonly known as 900 N. Homan, Chicago, Illinois 60651 (the "Homan Mortgage").

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4. Mortgage, dated October 15, 2007 and recorded October 24, 2007 with the Cook County Recorder of Deeds as Document #0729733065, executed by Parkland IV in favor of Lender, as amended by that certain Modification of Mortgage, dated May 10, 2008 and recorded June 18, 2008 with the Cook County Recorder of Deeds as Document #0817033121, as further amended by that certain Modification of Mortgage, dated May 10, 2009 and recorded June 29, 2009 with the Cook County Recorder of Deeds as Document #0918033149, as amended by that certain Modification of Mortgage, dated August 10, 2009 and recorded September 21, 2009 with the Cook County Recorder of Deeds as Document #0926433061 relating to real property commonly known as 3310 W. Fulton, Chicago, IL 60624 (the "Fulton Mortgage").
5. Mortgage, dated October 15, 2007 and recorded October 26, 2007 with the Cook County Recorder of Deeds as Document #0729942003, executed by Parkland II in favor of Lender, as amended by that certain Modification of Mortgage, dated May 10, 2008 and recorded June 18, 2008 with the Cook County Recorder of Deeds as Document #0817033122, as further amended by that certain Modification of Mortgage, dated May 10, 2009 and recorded June 29, 2009 with the Cook County Recorder of Deeds as Document #0918033150, as amended by that certain Modification of Mortgage, dated August 10, 2009 and recorded September 21, 2009 with the Cook County Recorder of Deeds as Document #0926433060 relating to real property commonly known as 3218 W. Crystal, Chicago, IL 60651 (the "3218 Mortgage," and together with the Fulton Mortgage and the Homan Mortgage, the "Additional Mortgages," and together with the Original Mortgages, the "Existing Mortgages").
6. Mortgage, Security Agreement, Assignment of Leases and Rents and Fixture Filing of even date herewith, executed by Parkland VI, LLC in favor of Lender to be recorded with the Cook County recorder of Deeds relating to real property commonly known as 310 S. Hamlin, Chicago, Illinois 60624 (the "Hamlin Mortgage").
7. Mortgage, Security Agreement, Assignment of Leases and Rents and Fixture Filing of even date herewith, executed by Parkland VI, LLC in favor of Lender to be recorded with the Lake County recorder of Deeds relating to real property commonly known as 309 N. Garfield Ave., Mundelein, Illinois 60060 (the "Garfield Mortgage").

**UNOFFICIAL COPY****EXHIBIT B**Legal Descriptions

LOT 54 AND THE EAST HALF OF LOT 55 IN S. E. GROSS FIFTH HUMBOLT PARK ADDITION TO CHICAGO IN THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13.

Real Property Address: 3218 W. Crystal Street, Chicago, IL 60651  
PIN: 16-02-226-031-0000

LOT 31 AND EAST 1/2 OF LOT 30 IN BLOCK 5 IN SUBDIVISION OF BLOCKS 2, 5, 8 AND 11 IN TYRELL BARRETT AND KERFOOT'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Real Property Address: 3310 W. Fulton, Chicago, IL 60624 ✓  
PIN: 16-11-405-060-0000

LOT 22 IN THE SUBDIVISION OF LOTS 345 TO 368, BOTH INCLUSIVE, IN DICKEY'S THIRD ADDITION TO CHICAGO OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Real Property Address: 900 N. Homan, Chicago, IL 60651 ✓  
PIN: 16-02-418-045-0000

LOT 53 IN S. E. GROSS 5TH HUMBOLDT PARK ADDITION TO CHICAGO IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Real Property Address: 3214 W. Crystal Street, Chicago, IL 60651 ✓  
PIN: 16-02-226-032-0000

LOTS 19 AND 20 IN CHRISTINA BROUSE'S RESUBDIVISION OF LOTS 29 TO 47, BOTH INCLUSIVE, AND LOTS 84 TO 93, BOTH INCLUSIVE, IN E. WALTER HERRICKS SUBDIVISION OF LOT 6 OF SUPERIOR COURT PARTITION OF THE EAST 1/2 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Real Property Address: 1038 - 40 N. Spaulding, Chicago, IL 60651 ✓  
PINs: 16-02-409-056-0000  
16-02-409-057-0000