

UNOFFICIAL COPY

RECORDATION REQUESTED BY:
PALOS BANK AND TRUST
COMPANY
12600 S. HARLEM AVENUE
PALOS HEIGHTS, IL 60463



Doc#: 1010557150 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/15/2010 10:37 AM Pg: 1 of 5

WHEN RECORDED MAIL TO:
PALOS BANK AND TRUST
COMPANY
12600 S. HARLEM AVENUE
PALOS HEIGHTS, IL 60463

124722 41

FOR RECORDER'S USE ONLY

GIT (4540)

This Modification of Mortgage prepared by:
PALOS BANK AND TRUST COMPANY
12600 S. HARLEM AVENUE
PALOS HEIGHTS, IL 60463

"This Instrument Filed For Record
By Greater Illinois Title Co. As An Accommodation
Only. It Has Not Been Examined As To Its
Execution Or As To Its Effect Upon Title."

MODIFICATION OF MORTGAGE

70010109
124722 ACCOM.

THIS MODIFICATION OF MORTGAGE dated February 20, 2010, is made and executed between The J&T Group of Illinois, LLC, an Illinois limited liability company, whose address is 14217 S. Old Kedzie Avenue, Blue Island, IL 60606 (referred to below as "Grantor") and PALOS BANK AND TRUST COMPANY, whose address is 12600 S. HARLEM AVENUE, PALOS HEIGHTS, IL 60463 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated February 20, 2009 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded on March 09, 2009 as Document No. 0906812146 in the office of the Cook County Recorder of Deeds.

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

See Deer Pointe Subdivision-Legal Description, which is attached to this Modification and made a part of this Modification as if fully set forth herein.

The Real Property or its address is commonly known as Lots 1-26, 87-113, 117 and 118, 27-37, 44, 45 and 53, and 65, 66, 69, 71 and 73-86 in Deer Pointe Subdivision, Blue Island, IL 60406. The Real Property tax identification number is attached Legal Description.

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

Increase principal amount from \$3,314,880.00 to \$3,334,880.00.

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 endorers to the Note, including accommodation parties, unless a party is expressly

5

UNOFFICIAL COPY

Property of Cook County Clerk's Office

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 FEBRUARY 20, 2010.

GRANTOR:

THE J&T GROUP OF ILLINOIS, LLC

By: Thomas G Koerner, Manager of The J&T Group of Illinois, LLC

LENDER:

PALOS BANK AND TRUST COMPANY

Authorized Signer

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

Loan No: 70010108

Page 3

LIMITED LIABILITY COMPANY ACKNOWLEDGMENTSTATE OF Illinois

)

) SS

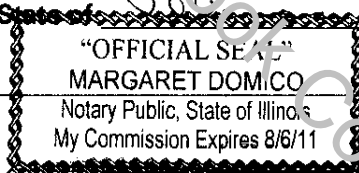
COUNTY OF Cook

)

On this 20th day of February, 2010 before me, the undersigned Notary Public, personally appeared **Thomas G Koerner, Manager of The J&T Group of Illinois, LLC**, and known to me to be a 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 Margaret DomicoResiding at Oak LawnNotary Public in and for the State of Illinois

My commission expires

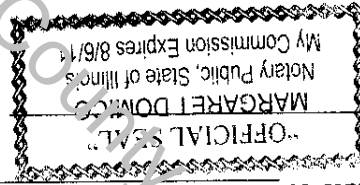


County Clerk's Office

UNOFFICIAL COPY

Property of CFS

LASER PRO Lending, Ver. 5.48.10.001 Copr. Harland Financial Solutions, Inc. 1997, 2010. All Rights Reserved. - IL X:\LASERPRO\CFI\PL\G201 PC TR-9506 PR-31



My commission expires

Notary Public in and for the State of

By Margaret Downes Residing at 1000 N. Dearborn St., Chicago, IL 60610

On this 20th day of February, 2010, before me, the undersigned Notary Public, personally appeared William J. Batten and known to me to be the John Batten, authorized agent for **PALOS BANK AND TRUST COMPANY** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **PALOS BANK AND TRUST COMPANY**, authorized by **PALOS BANK AND TRUST COMPANY** 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 **PALOS BANK AND TRUST COMPANY**.

COUNTY OF Cook

)
) SS
)

STATE OF Illinois

LENDER ACKNOWLEDGMENT

UNOFFICIAL COPY**DEER POINTE SUBDIVISION****LEGAL DESCRIPTION**

LOTS 1 THRU 26 IN DEER POINTE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH 30 ACRES OF THE SOUTHWEST 1 / 4 OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N. # 28-01-307-034 THRU 28-01-307-059

ADDRESSES: 3140, 3136, 3132, 3128, 3124, 3120, 3116, 3112, 3108, 3104, 3100, 3056, 3052, 3048, 3044, 3040, 3036, 3032, 3028, 3024, 3020, 3016, 3012, 3008, 3004, 3000 WEST 142ND PLACE, BLUE ISLAND, IL

LOTS 87 THRU 113 IN DEER POINTE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH 30 ACRES OF THE SOUTHWEST 1 / 4 OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N. # 28-01-315-069 THRU 28-01-315-095

ADDRESSES: 3003, 3007, 3011, 3015, 3019, 3023, 3027, 3031, 3035, 3039, 3043, 3045, 3049, 3053, 3057, 3101, 3105, 3109, 3113, 3117, 3121, 3125, 3129, 3133, 3135, 3137, 3141 WEST 142ND PLACE, BLUE ISLAND, IL

LOTS 117 & 118 IN DEER POINTE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH 30 ACRES OF THE SOUTHWEST 1 / 4 OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N.# 28-01-315-100 & 28-01-315-101

ADDRESSES: 14225 & 14229 WEST 142ND PLACE, BLUE ISLAND, IL

LOTS 27 THRU 37 IN DEER POINTE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH 30 ACRES OF THE SOUTHWEST 1 / 4 OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N.# 28-01-310-053 & 28-01-310-054, AND

28-01-310-025 THRU 28-01-310-033

ADDRESSES: 2956, 2952, 2948, 2944, 2940, 2936, 2932, 2928, 2924, 2920, 2916 WEST 142ND PLACE, BLUE ISLAND, IL

LOTS 44, 45 & 53 IN DEER POINTE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH 30 ACRES OF THE SOUTHWEST 1 / 4 OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N. # 28-01-310-040 & 28-01-310-041 AND 28-01-310-049

ADDRESSES: 2848, 2844, AND 2812 WEST 142ND PLACE, BLUE ISLAND, IL

LOTS 65, 66, 69, 71 AND 73 THRU 086 IN DEER POINTE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH 30 ACRES OF THE SOUTHWEST 1 / 4 OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N. # 28-01-315-047, 28-01-315-048, 28-01-315-051, 28-01-315-053

AND 28-01-315-055 THRU 28-01-315-068

ADDRESSES: 2833, 2837, 2849, 2905, 2909, 2913, 2917, 2921, 2925, 2929, 2933, 2937, 2941, 2945, 2949, 2953 & 2957 WEST 142ND PLACE, BLUE ISLAND, IL