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RECORDATION REQUESTED BY:

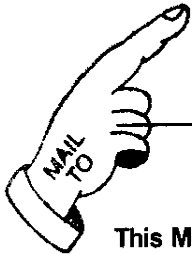
MB Financial Bank, N.A.
CRE Division 4
800 West Madison
Chicago, IL 60607



Doc#: 1016134040 Fee: \$46.25
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/10/2010 09:45 AM Pg: 1 of 5

WHEN RECORDED MAIL TO:

MB Financial Bank, N.A.
Loan Documentation
6111 N. River Rd.
Rosemont, IL 60018



FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

John Sheahan/Ln #282394/LR #102391/Trans #39949
MB Financial Bank, N.A.
6111 N. River Road
Rosemont, IL 60018

MODIFICATION OF MORTGAGE



0740

THIS MODIFICATION OF MORTGAGE dated April 25, 2010, is made and executed between **STANLEY/GULLO PROPERTIES, LLC**, an Illinois limited liability company, whose address is 21 CHICORY LANE, RIVERWOODS, IL 60015 (referred to below as "Grantor") and **MB Financial Bank, N.A.**, whose address is 800 West Madison, Chicago, IL 60607 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated April 25, 2008 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Mortgage dated as of April 25, 2008 executed by Stanley/Gullo Properties, LLC ("Grantor") for the benefit of MB Financial Bank, N.A. ("Lender"), recorded on May 15, 2008 as document no. 0813601017, and Assignment of Rents of even date therewith executed by Grantor for the benefit of Lender, recorded on May 15, 2008 as document no. 0813601018.

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

PARCEL 1:

LOT 1 IN R & S RESUBDIVISION BEING A RESUBDIVISION OF LOTS 1 AND 2 IN GULLO INTERNATIONAL RESUBDIVISION IN THE WEST HALF OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

LOTS 3 AND 4 IN GULLO INTERNATIONAL'S RESUBDIVISION OF LOT 3 IN GULLO INTERNATIONAL

S YES
P 5
S NO
M YES
SC YES
E NO
INT NO

ES

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(Continued)**

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OFFICE AND INDUSTRIAL CENTER SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 3:

LOT 5 IN GULLO INTERNATIONAL'S RESUBDIVISION OF LOT 3 IN GULLO INTERNATIONAL OFFICE AND INDUSTRIAL CENTER BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

The Real Property or its address is commonly known as 147-225 Stanley Street (and) 701 Gullo Avenue, Elk Grove Village, IL 60007. The Real Property tax identification number is 08-22-302-016-0000; 08-22-302-017-0000; 08-22-302-018-0000; and 08-22-302-028-0000.

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

The definition of "Note" set forth in the Mortgage is hereby amended and restated in its entirety as follows: The word "Note" means individually and collectively, (i) that certain Promissory Note dated as of April 25, 2010 in the original principal amount of \$900,000.00 executed by Borrower and payable to the order of Lender, and (ii) that certain Promissory Note dated as of August 1, 2005 in the original principal amount of \$562,500.00 executed by Borrower and payable to the order of Lender both as amended, supplemented, modified or replaced from time to time.

The bolded language titled "Revolving Line of Credit" on page 2 of the Mortgage is hereby deleted in its entirety. Variable Interest Rate provision in original mortgage is also changed to that of a Fixed Interest Rate loan, effective with above April 25, 2010 Promissory Note.

The paragraph titled "Maximum Lien" set forth in the mortgage is hereby amended and restated in its entirety as follows: At no time shall the principal amount of indebtedness secured by the Mortgage, not including sums advanced to protect the security of Mortgage exceed \$2,925,000.00.

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 endorser 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.

WAIVER. GRANTOR HEREBY EXPRESSLY AND UNCONDITIONALLY WAIVES AND RELINQUISHES:

(1) ANY RIGHT TO TRIAL BY JURY IN ANY ACTION OR PROCEEDING (i) TO ENFORCE OR DEFEND ANY RIGHTS UNDER OR IN CONNECTION WITH THIS AGREEMENT OR ANY AMENDMENT, INSTRUMENT, DOCUMENT OR AGREEMENT DELIVERED OR WHICH MAY BE DELIVERED RELATED TO THIS AGREEMENT OR (ii) ARISING FROM ANY DISPUTE OR CONTROVERSY IN CONNECTION WITH, IN FURTHERANCE OF, OR RELATED TO THIS AGREEMENT OR ANY AMENDMENT, INSTRUMENT, DOCUMENT OR AGREEMENT RELATED

THERE TO, AND AGREES THAT ANY SUCH ACTION OR PROCEEDING SHALL BE TRIED BEFORE A JUDGE AND NOT A JURY;

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(2) EVERY DEFENSE, INCLUDING, WITHOUT LIMITATION, BREACH OF THE IMPLIED COVENANT OF GOOD FAITH AND FAIR DEALING, AND ANY CAUSE OF ACTION, COUNTERCLAIM OR SETOFF WHICH GRANTOR MAY HAVE TO ANY ACTION BY LENDER IN ENFORCING


THIS AGREEMENT OR ANY DOCUMENT EXECUTED IN CONNECTION WITH, RELATED TO, OR IN FURTHERANCE OF THIS AGREEMENT.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED APRIL 25, 2010.

GRANTOR:

STANLEY/GULLO PROPERTIES, LLC

By: 
RUSSELL SCHUMAN, Member of STANLEY/GULLO PROPERTIES, LLC

By: 
KEVIN SCHUMAN, Member of STANLEY/GULLO PROPERTIES, LLC


SCHUMAN CORP, Member of STANLEY/GULLO PROPERTIES, LLC

By: 
KEVIN SCHUMAN, President of SCHUMAN CORP

By: 
RUSSELL SCHUMAN, Secretary of SCHUMAN CORP

LENDER:

MB FINANCIAL BANK, N.A.

X 
Authorized Signer

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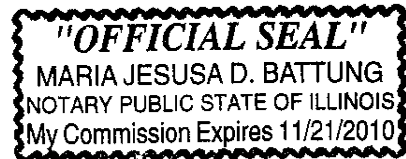
LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF _____)
) SS
 COUNTY OF _____)

On this 25th day of May, 2010 before me, the undersigned Notary Public, personally appeared **RUSSELL SCHUMAN, Member of STANLEY/GULLO PROPERTIES, LLC; KEVIN SCHUMAN, Member of STANLEY/GULLO PROPERTIES, LLC; KEVIN SCHUMAN, President of SCHUMAN CORP, Member of STANLEY/GULLO PROPERTIES, LLC; and RUSSELL SCHUMAN, Secretary of SCHUMAN CORP, Member of STANLEY/GULLO PROPERTIES, LLC**, and known to me to be members or designated agents 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 they are authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

By Maria Jesusa D. Battung Residing at Morton Grove
 Notary Public in and for the State of _____

My commission expires _____



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LENDER ACKNOWLEDGMENT

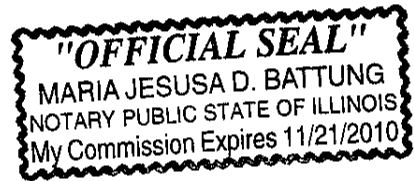
STATE OF _____)
) SS
 COUNTY OF _____)

On this 25th day of May, 2010 before me, the undersigned Notary Public, personally appeared Ronald Caldera and known to me to be the V.P., authorized agent for **MB Financial Bank, N.A.** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **MB Financial Bank, N.A.**, duly authorized by **MB Financial Bank, N.A.** 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 **MB Financial Bank, N.A.**.

By Maria Jesusa D. Battung Residing at Morton Grove

Notary Public in and for the State of _____

My commission expires _____



Cook County Clerk's Office