

# UNOFFICIAL COPY



1018729068

*This space reserved for Recorder*

**Doc#:** 1018729068 **Fee:** \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/06/2010 02:27 PM Pg: 1 of 6

This Document Prepared by  
and after Recording Return  
to:

Cutler & Hull  
70 West Madison Street  
Suite 400  
Chicago, Illinois 60602  
Attn: Edwin J. Hull, III

## MODIFICATION OF MORTGAGE

**THIS MODIFICATION OF MORTGAGE** is made as of the 27th day of June 2010, by **MZG Associates, LLC**, an Illinois limited liability company ("Mortgagor"), to and for the benefit of **MB Financial Bank, N.A.**, 611 N. River Rd., Rosemont, Illinois, 60018 ("Mortgagee):

**MORTGAGE.** Mortgagee and Mortgagor have entered into a Mortgage dated June 27, 2010 (the "Mortgage") which was recorded in Cook County, Illinois on July 29, 2005 as Document No. 0521039019.

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

See Exhibit A, Legal Description, which is attached to this Modification of Mortgage and made a part of this Modification of Mortgage as if set forth herein.

The Real Property or its address is commonly known as 15700 S. Lathrop Chicago Heights, IL. The Real Property tax identification numbers are:

29-17-403-006-0000  
29-17-403-009-0000  
29-17-403-014-0000

6/29

**ATGF, INC.**

050330300010

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**MODIFICATION.** Mortgagee and Mortgagor hereby modify the Mortgage as follows:

1. This Mortgage is given as additional security and to secure a Promissory Note dated June 27, 2010 between Mortgagee and Mortgagor.
2. All other terms and provisions of the Mortgage and the Loan Documents remain in full force and effect.

**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 Mortgagee to this Modification does not waive Mortgagee's right to require strict compliance with all of the terms and provisions of the original Loan Documents which shall remain unchanged and in full force and effect, except as modified herein.

**IN WITNESS WHEREOF,** Mortgagor has executed this instrument the day and year first above written.

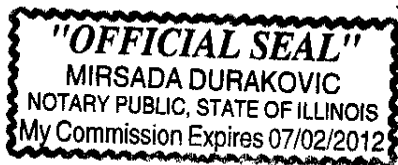
MZG Associates, LLC

By: [Signature]  
 Name: Michael Guich  
 Title: Sole owner

STATE OF Illinois )  
 ) SS.  
 COUNTY OF Cook )

I, Mirsada Durakovic, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Michael Guich, the Manager of MZG Associates, LLC, an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument 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.

GIVEN under my hand and notarial seal, this 30<sup>th</sup> day of June, 2010.



[Signature]  
 NOTARY PUBLIC  
 (SEAL)

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## EXHIBIT A

### LEGAL DESCRIPTION OF PREMISES

PARCEL 1:

LOT 2 IN THE SUBDIVISION OF LOT 2 OF THE SUBDIVISION OF THAT PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE ILLINOIS CENTRAL RAILROAD, EXCEPT THAT PART OF LOT 2 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 3 IN THE SUBDIVISION OF THAT PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH 440.00 FEET ALONG THE WEST LINE OF LOT 3 AND SAID LINE EXTENDED SOUTH; THENCE WEST 872.00 FEET PARALLEL WITH THE NORTH LINE OF SAID LOT 2; THENCE NORTH 440.00 FEET TO SAID NORTH LINE; THENCE EAST 872.00 FEET ALONG THE NORTH LINE OF SAID LOT 2 TO THE PLACE OF BEGINNING;

TOGETHER WITH,

LOT 3 IN THE SUBDIVISION OF THAT PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING EAST OF THE ILLINOIS CENTRAL RAILROAD;

AND ALSO

THAT PART OF LOT 2 IN THE SUBDIVISION OF THAT PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING EAST OF THE ILLINOIS CENTRAL RAILROAD DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 3 IN THE SUBDIVISION OF THAT PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH 440.00 FEET ALONG THE WEST LINE OF LOT 3 AND SAID LINE EXTENDED SOUTH; THENCE WEST 872.00 FEET

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PARALLEL WITH THE NORTH LINE OF SAID LOT 2; THENCE NORTH 440.00 FEET TO SAID NORTH LINE; THENCE EAST 872.00 FEET ALONG THE NORTH LINE OF SAID LOT 2 TO THE PLACE OF BEGINNING;

EXCEPTING FROM THE FOREGOING THE FOLLOWING:

A PARCEL OF LAND, BEING A PART OF LOT 2 IN THE SUBDIVISION OF LOT 2 AFORESAID, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING ON THE SOUTH LINE OF SAID LOT 2, (SAID SOUTH LINE BEING ALSO THE NORTH LINE OF 157<sup>TH</sup> STREET) AT A POINT 901.00 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 2 (SAID SOUTHWEST CORNER BEING THE INTERSECTION OF THE EAST LINE OF LATHROP AVENUE WITH SAID NORTH LINE OF 157<sup>TH</sup> STREET) AND RUNNING; THENCE NORTH ALONG A LINE PERPENDICULAR TO SAID SOUTH LINE OF LOT 2, A DISTANCE OF 16.65 FEET TO THE POINT OF BEGINNING FOR THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUING NORTH ALONG SAID LAST DESCRIBED LINE, A DISTANCE OF 103.35 FEET; THENCE EAST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF LOT 2, A DISTANCE OF 300.93 FEET TO THE EAST LINE OF SAID LOT 2; THENCE SOUTH ALONG SAID EAST LINE, A DISTANCE OF 120.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE WEST ALONG SAID SOUTH LINE OF LOT 2, A DISTANCE OF 268.72 FEET TO A POINT WHICH IS 932.85 FEET EAST OF SAID SOUTHWEST CORNER OF LOT 2; THENCE NORTH ALONG A LINE PERPENDICULAR TO SAID SOUTH LINE OF LOT 2, A DISTANCE OF 7.00 FEET, TO THE SOUTH FACE OF AN EXISTING ERICK BUILDING; THENCE WEST ALONG THE SOUTH FACE OF SAID BUILDING, A DISTANCE OF 0.48 OF A FOOT TO THE WEST FACE OF SAID BUILDING; THENCE NORTH ALONG SAID WEST FACE, A DISTANCE OF 9.65 FEET TO A POINT 16.65 FEET NORTH OF THE SOUTH LINE OF SAID LOT 2; AND THENCE WEST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF LOT 2, A DISTANCE OF 31.37 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

ALSO EXCEPTING A PARCEL OF LAND COMPRISED OF PART OF LOT 2 IN THE SUBDIVISION OF THAT PART OF THE NORTH HALF OF THE NORTH EAST QUARTER OF SECTION 17, TOWNSHIP 36, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE ILLINOIS CENTRAL RAILROAD, SAID PARCEL BEING BOUNDED AND DESCRIBED AS FOLLOWS:

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BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 2 (SAID LINE BEING ALSO THE SOUTH LINE OF 156<sup>TH</sup> STREET) WHICH POINT IS 198.53 FEET EAST OF THE EAST LINE OF LATHROP AVENUE (AS MEASURED ALONG SAID NORTH LINE); THENCE EAST ALONG SAID NORTH LINE A DISTANCE OF 630.40 FEET; THENCE SOUTH ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 52 MINUTES 31 SECONDS WITH THE LAST DESCRIBED LINE, AS MEASURED COUNTERCLOCKWISE FROM WEST TO SOUTH, A DISTANCE OF 262.00 FEET; THENCE WEST ALONG A LINE PARALLEL WITH THE NORTH LINE OF LOT 2 AFORESAID, A DISTANCE OF 438.35 FEET; THENCE NORTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 152 DEGREES 31 MINUTES 32 SECONDS WITH LAST DESCRIBED LINE, AS MEASURED COUNTERCLOCKWISE FROM EAST TO NORTHWEST, A DISTANCE OF 137.83 FEET; THENCE NORTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 169 DEGREES 08 MINUTES 00 SECONDS WITH THE LAST DESCRIBED LINE, AS MEASURED COUNTERCLOCKWISE FROM SOUTHEAST TO NORTHWEST, A DISTANCE OF 89.27 FEET; THENCE NORTH ALONG A LINE FORMING AN ANGLE OF 128 DEGREES 00 MINUTES 31 SECONDS WITH THE LAST DESCRIBED LINE, AS MEASURED COUNTERCLOCKWISE FROM SOUTHEAST TO NORTH, A DISTANCE OF 143.04 FEET TO THE POINT OF BEGINNING; IN COOK COUNTY, ILLINOIS.

## PARCEL 2:

THAT PART OF LOT "A" OF THE AMERICAN STOVE CO'S CONSOLIDATION OF SUNDRY LOTS AND VACATED STREETS IN THE SOUTH EAST 1/4 OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE CITY OF HARVEY, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 309.5 FEET SOUTH OF THE NORTHEAST CORNER OF LOT "A"; THENCE SOUTH ALONG THE EAST LINE OF LOT "A" 441.61 FEET TO THE SOUTHEAST CORNER OF LOT "A"; THENCE WEST ALONG THE SOUTH LINE OF LOT "A" 207.0 FEET; THENCE NORTH AND PARALLEL TO THE EAST LINE OF LOT "A" 441.67 FEET; THENCE EAST 207.0 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

## PARCEL 3:

NON-EXCLUSIVE AGREEMENT FOR DRIVEWAY FOR PEDESTRIAN AND VEHICULAR TRAFFIC FOR THE BENEFIT OF PARCEL 1 AS

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CREATED BY GRANT OF DRIVEWAY EASEMENT AND AGREEMENT RECORDED JUNE 6, 1986 AS DOCUMENT 86228541 OVER THE WEST 25.00 FEET OF THE EAST 108.70 FEET OF THE SOUTH 120.00 FEET OF LOT 2 IN THE SUBDIVISION OF LOT 2 OF THE SUBDIVISION OF THAT PART OF THE NORTH ½ OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE ILLINOIS CENTRAL RAILROAD, EXCEPT THAT PART OF LOT DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 3 IN SUBDIVISION OF THAT PART OF THE NORTH ½ OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; LYING EAST OF THE ILLINOIS CENTRAL RAILROAD; THENCE SOUTH 440.00 FEET ALONG THE WEST LINE OF LOT 3 AND SAID LINE EXTENDED SOUTH; THENCE 872.00 FEET PARALLEL WITH THE NORTH LINE OF SAID LOT 2; THENCE NORTH 440.00 FEET TO SAID NORTH LINE; THENCE EAST 872.00 FEET ALONG THE NORTH LINE OF SAID LOT 2 TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN: 29-17-403-006-0000  
29-17-403-009-0000  
29-17-403-014-0000

Address of property: 15700 S. Lathrop Ave, Chicago Heights, IL.

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