

Doc#: 1018731056 Fee: \$44.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds Date: 07/06/2010 01:44 PM Pg: 1 of 5

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 Lan 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 April 25, 2010. The parties Sound Cloth? 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 office 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:

### **UNOFFICIAL COPY**

- (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 5.0 percent per year (this is a variable interest rate and may change as the promissory note prescribes) and maturing on July 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 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-possessory, 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 "niergin stock" and Lender does not obtain a "statement of purpose," as defined and required by rec'eral law governing securities. 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 LL

By Lawridge Christian Development Corporation, Manager/Member

Kim Jackson, Executive Director

1018731056 Page: 3 of 5

# **UNOFFICIAL COPY**

STATE OF ILLINOIS ) ) SS			
COUNTY OF COOK )			
The foregoing Instrument	vas acknowledge	d before me by	
Kim Jackson			
	, the		of,
Lawndale Christian Development C	Corporation, Mai	nager/Member of TWG-I	<u>CDC LLC</u> an
Illinois Limited Liability Company,	on behalf of the	Limited Liability Compar	ny, on this <u>29<sup>th</sup></u>
day of	_·		
day of, 2010		1.0	h
9		Melan	dahm
Ox		NOTARY PU	BLIC J
My Commission Expires:			
12/28/2012	MELAN NOTARY PUBLIC My Contribution	CIAL SEAL DA KYWE STATE OF ILLINGIS Expires 12/28/2012	
		Dir Clork's	

1018731056 Page: 4 of 5

# **UNOFFICIAL COPY**

LENDER: LAKESIDE BANK	
By	
ACKNOWLEDGMENT.	
COUNTY OF COOK, STATE	
This instrument was acknowledged before me this	
by David V. Pinkerton - Executive Vice President of La	AKESIDE BANK, a corporation, on behalf of the
corporation.	0.1.1.1
My commission expires:	Y No landakun
9	(Notary Public)
OFFICIAL SEAL	V

OFFICIAL SEAL
MELANDA KYWE
NOTARY PUBLIC, STATE OF ILLINAS
My Commission Expires 12/28/2012

County Clark's Office

1018731056 Page: 5 of 5

## **UNOFFICIAL COPY**

#### EXHIBIT A

HARON 1: 3/2/ W Douglas.

log as in block 2 is denoted from Arriving, a Reputelising of Logs ( And 5 of Circultender Partition of the west 1/2 of the West 1/2 is section 24, termenic 39 pourm, eruge 13, man of the third principal berlican, in coor court, thatwis.

PARC 2: 2135 W DOUGHTS

LONG C. AF. 13 DA BLOCK 2 DE DOUGLAS FASK ADDRITION, A SUMMINISTED ON 1973 & AND 5 DE CHEF AT FORT CARTITUDE OF THE WEST 1/2 OF THE WEST 1/2 OF SECTION 24, TOWNSHIP 33 [O.T.], EASER 13, EAST OF THE THIRD PRINCIPAL SERVICIAN, DE COCK. COCKET, HIJTHUS

MACEL 1: 3011 W DOVERIKS

LOT 5 AND THE EAST 1/2 OF 27 6 IN SHEMMA AND WALTER'S SUSDIVISION OF SHOCK 7 IN CLERENIZ COURT SECTIONS (F TO 235 1/2 OF THE ROCKERST 1/4 AND THAT SHEET OF THE MAST 1/2 OF THE SUSTEMANT 1/1 LICINO BORTH OF THE CRITER LITTLE OF CHEEN AVERUE, IN SECTION 23, TOWNSHIP 35 MORTH, F MER 13, EAST OF THE THIRD PRINTING, MERIDIAN, IN COOK COMMEN, MAJORIE.

BRECELS: 2215 W DOVELAS

LOT ? ROW THE MEST 1/2 OF LOT 6 IN SHEERING. THE PRINCES SUBSTITUTION OF SHEET OF SHEET OF THE PARTICLE OF THE

mora 6: 3222 W Tievelus

LOT 22 IN BLOCK 2 OF PRESCRIT'S DOUBLE BARK ADDITION TO CHILATATICHER A SUMDIVISION OF BLOCK 1 IN CIRCUM CHOST DEPLITION OF THE EAST 1/1. AT THE HOMERSHEST 1/4 AND THAT PART OF THE RAST 1/2 OF THE BOOMS MAST 1/4 KIND "ONTE OF THE CENTER CARE OF CHICAN AVEROY, IN SECTION 23, "BORSHIP IS KARTAL IF HER 13, KART OF THE THIS PROMITICAL MEDICINA, IN COCK CAUSETT, INCIDENT.

PLUTTER 9: 3242 W DOVELAS

LOT 2 IN FRANK ENJURIE SORDIVISION OF LOTS 15 TRICHEM 18 IN SUB-RAIGIN 2 OF BLOCK 2 IN PRESCOTT'S DOOGLES PARK ADDITION OF CHICAGO, REDNG & SCHOLVENIUM OF BLOCKS 1, 2, 5 AND 10 OF CHICAGY COURT PRESCRIPTION OF THE EAST 1/2 OF THE MORNHARE 1/4 AND THAT PART OF THE PAST 1/2 OF THE SOUTH RAIGINESS AND 10 SECTION 23, TORSESSOF 39 HORSE, RANGE 13, RAST OF THE TRICK PRINCIPAL MENTILLE, IN COOK COURTS, INCLUDING.

PRECENT 201 3244 VI Drugles

LOT 3 DE BRADE INTERES SCHULDION OF LOTS 18 DEPOCH 18 DE SCHLET 2 OF BLOCK 2 IN PRESENT'S POULAG RAFI MODITION TO CHICASO, BEING A BORDISION OF KLOCKS 1, 2, 3 RED 10 OF CINCUIT COURT PARTITION OF THE BARE 1/2 OF THE MOREGRAFT 1/4 NED THAT PART OF THE EAST 1/2 OF THE SOUTH WAST 1/4 BORTH OF CHICAGO OF ORDER APERIE IN SECTION 23, TOWNSHIP 33 MORES, RASSE 13, RAFY OF THE THIRD PRINCIPAL MEXICORN, IN COCK COUNTY, TOURSHIP 35 MORES, RASSE 13, RAFY OF THE THIRD PRINCIPAL MEXICORN, IN COCK COUNTY,

PARTIE III 8235 W LOVE AS

LOW 3 DM SHAM, KENKIBAM AND BALOKEN'S SUBDIVISION OF BLOCK & IN CURCUIT COURT BARTINION OF THE PART 1/2 OF THE MORIBEARY 1/4 AND MEAT BAILT OF THE 2001 1/7 OF THE SQUIMEAST 1/4 LICING MORIE OF THE CRATER LICHS OF ORDER ANDMIN, IN SECTION 13, TORSHIP 19 WHERE, RANGE 13, BAST OF THE THIPD PRINCIPAL MORIODRA, IN COUR COURTY, ILLINOIS.