



Doc#: 1021531076 Fee: \$46.00
 Eugene "Gene" Moore RHSP Fee:\$10.00
 Cook County Recorder of Deeds
 Date: 08/03/2010 12:14 PM Pg: 1 of 6

This Instrument
 prepared by and
 when recorded,
 return to:

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

H252341083

MODIFICATION OF MORTGAGE

This Modification of Mortgage ("Modification") is entered into this 21st day of June, 2010 by the Ami C. Patel Revocable Trust, dated November 12, 2001 (the "Mortgagor"), which has an address of 212 W. Washington St., Suite 1103, Chicago, Illinois and Cole Taylor Bank, an Illinois banking corporation ("Mortgagee").

RECITALS

Mortgagor executed and delivered to Mortgagee that certain Mortgage dated April 26, 2006 which was recorded with the Cook County Recorder of Deeds as Document #0615611100 (the "Mortgage"). The Mortgage evidenced Mortgagee's security interest in certain real property commonly known as 361-A West Superior Street, Chicago, Illinois (the "Property"), which Property is more particularly described on Exhibit A attached hereto.

The Mortgage secured a loan to Ami C. Patel (the "Borrower") in the original principal amount of Three Hundred Eighty-Five Thousand Dollars and XX/00 (\$385,000.00) (the "Loan"). The Loan is currently evidenced by a Promissory Note dated January 26, 2007, in the principal amount of Three Hundred Eighty-Five Thousand Dollars and XX/00 (\$385,000.00) executed by the Borrower in favor of Mortgagee (the "Note").

The Mortgagor has requested and Mortgagee has agreed to amend the Loan on the terms and conditions set forth in (a) that certain Amended and Restated Promissory Note, of even date herewith, executed by and among Mortgagor and Mortgagee in the principal amount of Three Hundred Sixty Three Thousand Five Hundred Seventy Eight and 74/100ths Dollars (\$363,578.74) (the "Amended Note") and (b) that certain Modification of Loan Documents of even date herewith, by and among the Borrower, individually and as trustee of Mortgagor, Poplar Place Plaza, LLC, an Illinois limited liability company, Southlake Development Partners, LLC, an Illinois limited liability company, 1545 Hicks Road, LLC, and Illinois limited liability company, Freeland Associates, LLC, an Illinois limited liability company, and Mortgagee.

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AGREEMENTS

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

1. Amendment of Mortgage. The definition of the term "Note" as set forth in the Mortgage shall be deemed to refer to the Amended Note and any amendments or restatements thereof.

2. Tax Escrow. Notwithstanding anything to the contrary in the Mortgage, Grantor shall establish an escrow account for the payment of taxes in accordance with the terms and provisions set forth in the Amended Note.

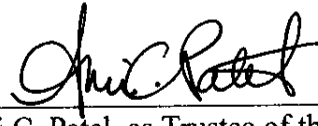
3. Continuing Effect. All the terms of the Mortgage are hereby incorporated by reference herein, and the Mortgage, except as hereby modified, shall remain in full force and effect in all respects. Mortgagor, by execution of this Modification, hereby reaffirms, assumes and binds itself to all of the obligations, duties, rights, covenants, terms and conditions that are contained in the Mortgage.

4. 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.

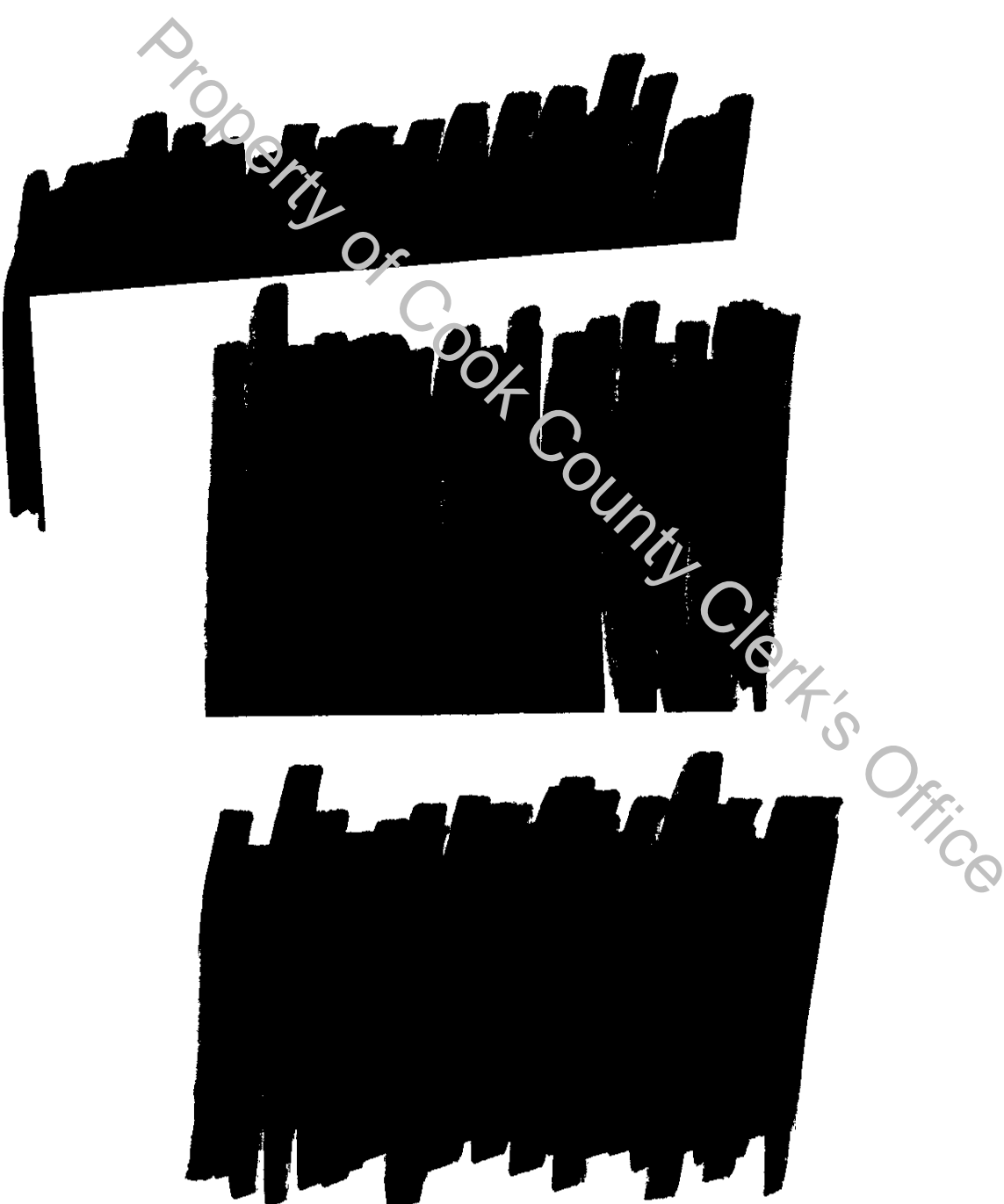
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IN WITNESS WHEREOF, the parties have executed this Modification as of the 27th day of June, 2010.



Ami C. Patel, as Trustee of the Ami C. Patel
Revocable Trust dated November 12, 2001

Property of Cook County Clerk's Office



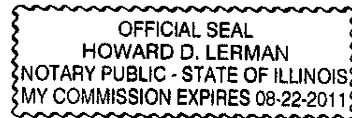
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Howard D. Lerman, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Ami C. Patel, the trustee of the Ami C. Patel Revocable Trust dated November 12, 2001, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such trustee, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act and as the free and voluntary act of said trust, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 21st day of June, 2010

Howard D. Lerman
Notary Public



Property of Cook County Clerk's Office

UNOFFICIAL COPY**EXHIBIT A**Legal Description

PARCEL 1:

UNIT 9-A AND P-2 IN TUXEDO PARK CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PARTS OF LOTS 1 TO 16, BOTH INCLUSIVE, IN BLOCK 15 IN BUTLER WRIGHT & WEBSTER'S ADDITION TO CHICAGO IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF LOTS 1 TO 4, BOTH INCLUSIVE, IN BLOCK 8 IN HIGGINS, LAW & COMPANY'S ADDITION TO CHICAGO, A SUBDIVISION IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOTS 96.48 FEET WEST OF THE NORTHEAST CORNER OF LOT 1 IN BLOCK 15 AFORESAID; THENCE SOUTH 89 DEGREES, 53 MINUTES 29 SECONDS WEST ALONG SAID NORTH LINE 154.33 FEET; THENCE SOUTH 00 DEGREES, 6 MINUTES, 31 SECONDS EAST AT RIGHT ANGLES THERETO 74.95 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 29 SECONDS EAST AT RIGHT ANGLES THERETO 154.33 FEET, THENCE NORTH 00 DEGREES, 06 MINUTES, 31 SECONDS WEST 74.95 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF LOTS 1 TO 16 BOTH INCLUSIVE AND VACATED ALLEY LYING SOUTH OF LOTS 1 TO 8 AND NORTH OF LOTS 9 TO 16 IN BLOCK 15 IN BUTLER, WRIGHT, AND WEBSTER'S ADDITION TO CHICAGO IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 1: THENCE SOUTH 00 DEGREES 19 MINUTES 31 SECONDS EAST ALONG THE EAST LINE THEREOF 84.04 FEET, THENCE SOUTH 89 DEGREES 40 MINUTES 29 SECONDS WEST 106.09 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 17.50 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 72.0 FEET, THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 17.50 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 72.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF LOTS 1 TO 16 BOTH INCLUSIVE AND VACATED ALLEY LYING SOUTH OF LOTS 1 TO 8 AND NORTH OF LOTS 9 TO 16 IN BLOCK 15 IN BUTLER WRIGHT AND WEBSTER'S ADDITION TO CHICAGO IN THE NORTHEAST QUARTER

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OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST QUARTER OF LOT 1: THENCE SOUTH 00 DEGREES 19 MINUTES 31 SECONDS EAST ALONG THE EAST LINE THEREOF 116.17 FEET THENCE SOUTH 89 DEGREES 40 MINUTES 29 SECONDS WEST 170.29 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 17.50; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 8.0 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 17.50; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 8.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 27, 1997 AS DOCUMENT NUMBER 97465251; AND THE FIRST AMENDMENT TO THE DECLARATION RECORDED AUGUST 18, 1997 AS DOCUMENT NUMBER 97602218; AND THE SECOND AMENDMENT TO THE DECLARATION RECORDED SEPTEMBER 26, 1997 AS DOCUMENT NUMBER 97716375; AND THE THIRD AMENDMENT TO THE DECLARATION RECORDED OCTOBER 23, 1997 AS DOCUMENT NUMBER 97716375; AND THE THIRD AMENDMENT TO THE DECLARATION RECORDED OCTOBER 23, 1997 AS DOCUMENT NUMBER _____ AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PROPERTY ADDRESS: 361-A WEST SUPERIOR STREET
CHICAGO ILLINOIS 60610

PIN : 17-09-207-006-1003 AND 17-09-207-006-1016