



Doc#: 1026518053 Fee: \$48.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 09/22/2010 04:39 PM Pg: 1 of 7

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 Loan 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 September 13, 2010. The parties and their addresses are:

MORTGAGOR:

CORU 500, LLC
An Illinois Limited Liability Company
55 East Erie Street
Skyhouse 1
Chicago, IL 60611-2263

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 11, 2009 and recorded on August 17, 2009 (Security Instrument). The Security Instrument was recorded in the records of Cook County, Illinois at the Recorder of Deeds office as Document number 0922955012 and covered the following described Property:

SEE ATTACHED EXHIBIT A

The property is located in Cook County at 500 West 18th Street, Chicago, Illinois 60616.

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:

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(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. 1089789-01, dated August 11, 2009, from Christine K. Chuning, Coru 210, LLC, Coru 500, LLC and Coru 1701, LLC (Borrower) to Lender, with a loan amount of \$4,500,000.00, with an initial interest rate of 5.5 percent per year (this is a variable interest rate and may change as the promissory note prescribes) and maturing on January 13, 2011.

(b) Future Advances. All future advances from Lender to Christine K. Chuning, Coru 210, LLC, Coru 500, LLC and Coru 1701, LLC under the Specific Debts executed by Christine K. Chuning, Coru 210, LLC, Coru 500, LLC and Coru 1701, LLC 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 Christine K. Chuning, Coru 210, LLC, Coru 500, LLC and Coru 1701, LLC 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 Christine K. Chuning, Coru 210, LLC, Coru 500, LLC and Coru 1701, LLC 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 must be in 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 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 "margin stock" and Lender does not obtain a "statement of purpose," as defined and required by federal law governing securities. 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.

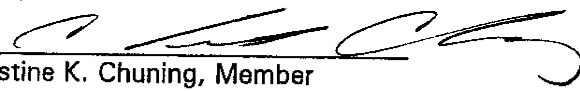
(d) Sums Advanced. All sums advanced and expenses incurred by Lender under the terms of this Security Instrument.

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:

Coru 500, LLC

By 
Christine K. Chuning, Member

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LENDER:

LAKESIDE BANK

By [Signature]
Stan J. Bochnowski, Executive Vice President

ACKNOWLEDGMENT.

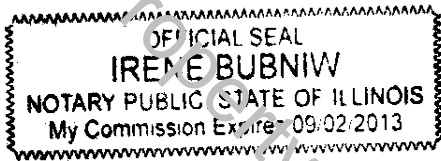
(Business or Entity)

State Illinois OF Cook County OF Cook ss.

This instrument was acknowledged before me this 13 day of September, 2010 by Christine K. Chuning - Member of Coru 500, LLC a Limited Liability Company on behalf of the Limited Liability Company.

My commission expires:

[Signature]
(Notary Public)



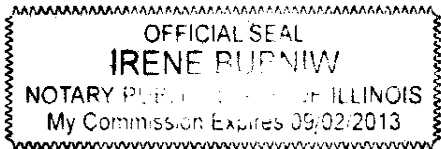
(Lender Acknowledgment)

State Illinois OF Cook County OF Cook ss.

This instrument was acknowledged before me this 13 day of September, 2010 by Stan J. Bochnowski -- Executive Vice President of LAKESIDE BANK, a corporation, on behalf of the corporation.

My commission expires:

[Signature]
(Notary Public)



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Exhibit "A"

PARCEL 2:

LOTS 28 TO 31, BOTH INCLUSIVE; TOGETHER WITH THE WEST 1/2 OF VACATED ALLEY, LYING EAST OF AND ADJOINING SAID LOTS, IN HULL AND CLARKE'S SUBDIVISION OF LOT 3 IN BLOCK 44 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND SO MUCH OF THE SOUTHEAST 1/4, AS LIES WEST OF THE SOUTH BRANCH OF THE CHICAGO RIVER, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 32 TO 36, BOTH INCLUSIVE; TOGETHER WITH THE EAST 1/2 OF THE VACATED ALLEY WEST OF AND ADJOINING SAID LOTS 32 TO 36; ALSO, THE WEST 1/2 OF SOUTH NORMAL AVENUE, LYING EAST OF THE ABOVE DESCRIBED PREMISES AND ALSO THAT PART OF THE WEST 1/2 OF VACATED SOUTH NORMAL AVENUE, LYING SOUTH OF THE SOUTH LINE OF SAID LOT 36 EXTENDED EAST AND NORTH OF THE NORTH LINE OF LOT 40 EXTENDED EAST ALL IN ARTEMUS CARTER'S SUBDIVISION OF LOT 4 IN BLOCK 44 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND SO MUCH OF THE SOUTHEAST 1/4, AS LIES WEST OF THE SOUTH BRANCH OF THE CHICAGO RIVER, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOT 10 (EXCEPT THE NORTH 10.00 FEET THEREOF); LOTS 11 TO 18, BOTH INCLUSIVE; THAT PART OF LOTS 19, 20 AND 21, LYING SOUTH OF A LINE 5.46 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 21 AND WEST OF A LINE 59.25 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOTS 19, 20 AND 21; ALSO, THAT PART OF SAID LOT 19, LYING EAST OF THE WEST 59.25 FEET THEREOF AND SOUTH OF THE WESTERLY EXTENSION OF THE CENTERLINE OF THE VACATED ALLEY LYING NORTH OF AND ADJOINING SAID LOTS 11 TO 13; TOGETHER WITH THAT PART OF THE VACATED ALLEY LYING NORTHWESTERLY OF SAID LOTS 13 TO 17 AND SOUTHEASTERLY OF AND ADJOINING SAID LOT 19 AS DESCRIBED; ALSO, THAT PART OF THE SOUTH 1/2 OF THE VACATED ALLEY, LYING NORTH OF AND ADJOINING SAID LOTS 11 TO 13; ALSO, THAT PART OF THE EAST 1/2 OF VACATED SOUTH NORMAL AVENUE, LYING WEST OF AND ADJOINING THE ABOVE DESCRIBED PREMISES ALL IN ARTEMUS CARTER'S SUBDIVISION OF LOT 4 IN BLOCK 44 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2

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OF SECTION 21,
TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND SO MUCH OF THE
SOUTHEAST 1/4, AS LIES WEST OF THE SOUTH BRANCH OF THE CHICAGO RIVER, IN COOK COUNTY,
ILLINOIS.

PARCEL 5:

ALL THAT PART OF VACATED SOUTH CANAL PORT AVENUE; TOGETHER WITH AND INCLUDING ALL OF
THE TRIANGULAR PIECE OF LAND COMMONLY KNOWN AS 'SCHOENHOFEN PLACE'; LYING
SOUTHEASTERLY OF THE SOUTHEASTERLY LINE OF LOTS 10 TO 18, BOTH INCLUSIVE; LYING WEST
OF THE SOUTHWARDLY EXTENSION OF THE EAST LINE OF LOT 10; LYING EAST OF THE
SOUTHWARDLY EXTENSION OF THE WEST LINE OF LOT 18 AND LYING NORTH OF THE EASTERLY
EXTENSION OF THE SOUTH LINE OF THAT PART OF SOUTH SEWARD STREET, VACATED BY
ORDINANCE

PASSED JUNE 28, 1918 AND RECORDED AS DOCUMENT 6355973, ALL IN ARTEMUS CARTER'S
SUBDIVISION OF LOT 4 IN BLOCK 44 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 OF
SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND SO
MUCH OF THE SOUTHEAST 1/4, AS LIES WEST OF THE SOUTH BRANCH OF THE CHICAGO RIVER;
SAID PART OF VACATED PUBLIC STREET, BEING FURTHER DESCRIBED AS:

ALL THAT PART OF THE INTERSECTION OF WEST 18TH STREET, SOUTH CANALPORT AVENUE AND
SOUTH CANAL STREET, LYING WEST OF THE WEST LINE OF SOUTH CANAL STREET, EXTENDED
SOUTH; LYING EAST OF THE EAST LINE OF VACATED SOUTH SEWARD STREET, EXTENDED SOUTH
AND
LYING NORTH OF THE NORTH LINE OF WEST 18TH STREET, EXTENDED EAST, IN COOK COUNTY,
ILLINOIS.

PARCEL 6:

EASEMENT FOR INGRESS AND EGRESS OVER AND UPON THAT PART OF THE MIDDLE 20.00 FEET OF
VACATED NORMAL AVENUE (FORMERLY SEWARD AVENUE) RESERVED IN INSTRUMENT RECORDED
SEPTEMBER 26, 1997 AS DOCUMENT 97716890, LYING NORTHERLY OF THE NORTHERLY LINE OF THE
SOUTH 5.46 FEET OF LOT 21 EXTENDED WEST OF ARTEMUS CARTER'S SUBDIVISION AFORESAID
AND

SOUTHERLY OF THE SOUTHERLY LINE OF LOT 42 EXTENDED EAST OF JOHN F. IRWIN'S
SUBDIVISION AFORESAID (EXCEPTING THOSE PARTS THEREOF FALLING IN AFORESAID PARCEL 3)
ALL IN SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN COOK COUNTY, ILLINOIS.

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PARCEL 7:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 2 TO 5, AS CREATED BY GRANT OF EASEMENT DATED SEPTEMBER 16, 1997 AND RECORDED SEPTEMBER 26, 1997 AS DOCUMENT

97716893, AS MODIFIED BY FIRST AMENDMENT RECORDED AS DOCUMENT 99255162 FOR THE PURPOSE OF INGRESS AND EGRESS OVER THE PROPERTY DEPICTED ON PLAT OF SURVEY ATTACHED

AS EXHIBIT "A" IN SAID DOCUMENT DESCRIBED AS FOLLOWS:

THAT PART OF LOT 1 IN C. J. HULL'S SUBDIVISION OF LOT 2 IN BLOCK 44 OF CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND SO MUCH OF THE SOUTHEAST 1/4 OF SAID SECTION 21 AS LIES WEST OF THE SOUTH BRANCH OF THE CHICAGO RIVER, THAT PART OF LOTS 33,34,35,36,37 AND 38 IN JOHN F. IRWIN'S SUBDIVISION OF LOT 1 IN BLOCK 44 OF CANAL TRUSTEES' SUBDIVISION, AFORESAID, THAT PART OF THE EAST-WEST VACATED ALLEY LYING NORTH OF AND ADJACENT TO SAID LOT 37 AND THAT PART OF VACATED SOUTH NORMAL AVENUE (SEWARD STREET) ALL TAKEN AS TRACT AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF LOT 1 IN C.J. HULL'S SUBDIVISION

AFORESAID, 9.43 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH 27 DEGREES

25 MINUTES 11 SECONDS EAST, A DISTANCE OF 10.56 FEET; THENCE SOUTH 18 DEGREES 18 MINUTES 37 SECONDS EAST, A DISTANCE OF 9.49 FEET; THENCE SOUTH 8 DEGREES 33 MINUTES 11 SECONDS EAST, A DISTANCE OF 11.47 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1, BEING ALSO THE WEST LINE OF LOT 36 IN JOHN F. IRWIN'S SUBDIVISION AFORESAID; THENCE SOUTH 0 DEGREES 13 MINUTES 53 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 36, A DISTANCE OF 33.42 FEET; THENCE SOUTH 32 DEGREES 35 MINUTES 09 SECONDS EAST, A DISTANCE OF 97.55 FEET, TO A POINT ON THE NORTH LINE OF SAID LOT 37, SAID POINT BEING 58.11 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH 61 DEGREES 23 MINUTES 29 SECONDS EAST, A DISTANCE OF 44.74 FEET TO A POINT, SAID POINT BEING 18.92 FEET WEST OF THE EAST LINE OF SAID LOT 37 AND 21.40 FEET SOUTH OF THE NORTH LINE THEREOF; THENCE SOUTH 45 DEGREES 06 MINUTES 15 SECONDS EAST, A DISTANCE OF 41.01 FEET TO A POINT ON A LINE 10.0 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF VACATED SOUTH NORMAL AVENUE; THENCE SOUTH 0 DEGREES 14 MINUTES 44 SECONDS EAST, ALONG SAID PARALLEL

LINE, A DISTANCE OF 101.09 FEET, TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 42 IN JOHN F. IRWIN'S SUBDIVISION, AFORESAID; THENCE SOUTH 89 DEGREES 58 MINUTES 52 SECONDS EAST, ALONG SAID EASTERLY EXTENSION, A DISTANCE OF 20.00 FEET, TO A POINT ON A LINE 10.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF VACATED SOUTH NORMAL AVENUE; THENCE NORTH 0 DEGREES 14 MINUTES 44 SECONDS WEST, ALONG SAID PARALLEL

LINE A DISTANCE OF 26.97 FEET, TO A POINT ON A LINE 27.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF LOT 23, EXTENDED WEST, IN JOHN F. IRWIN'S SUBDIVISION, AFORESAID; THENCE NORTH 89 DEGREES 45 MINUTES 16 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 8.00 FEET TO A POINT ON A LINE 2.0 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF VACATED SOUTH NORMAL AVENUE, AFORESAID; THENCE NORTH 0 DEGREES 14 MINUTES 44 SECONDS WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 95.04 FEET; THENCE NORTH 54 DEGREES 37 MINUTES 21 SECONDS WEST, A DISTANCE OF 85.32 FEET, TO A POINT ON

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THE SOUTH LINE OF LOT 33 IN JOHN F. IRWIN'S SUBDIVISION AFORESAID; THENCE NORTH 42 DEGREES 02 MINUTES 42 SECONDS WEST, A DISTANCE OF 58.18 FEET, TO A POINT 83.62 FEET SOUTH OF THE NORTH LINE AND 16.43 EAST OF THE WEST LINE OF LOT 35 IN JOHN F. IRWIN'S SUBDIVISION AFORESAID; THENCE NORTH 32 DEGREES 55 MINUTES 09 SECONDS WEST, A DISTANCE OF 28.61 FEET TO A POINT 59.52 FEET SOUTH OF THE NORTH LINE AND 1.12 FEET EAST OF THE WEST LINE OF LOT 35 IN JOHN F. IRWIN'S SUBDIVISION, AFORESAID; THENCE NORTH 11 DEGREES 12 MINUTES 41 SECONDS WEST, A DISTANCE OF 32.49 FEET, TO A POINT ON A LINE 20.0 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 36; THENCE NORTH 0 DEGREES 13 MINUTES 53 SECONDS WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 6.74 FEET; THENCE NORTH 21 DEGREES 55 MINUTES 57 SECONDS EAST, A DISTANCE OF 11.34 FEET; THENCE NORTH 26 DEGREES 20 MINUTES 08 SECONDS EAST, A DISTANCE OF 11.59 FEET, TO A POINT ON THE NORTH LINE OF LOT 35 IN JOHN F. IRWIN'S SUBDIVISION AFORESAID, SAID POINT BEING 4.40 FEET EAST OF THE NORTHEAST CORNER OF SAID LOT 35; THENCE NORTH 89 DEGREES 59 MINUTES 06 SECONDS WEST, ALONG SAID NORTH LINE AND THE NORTH LINE OF LOT 1 IN C.J. HULL'S SUBDIVISION AFORESAID, A DISTANCE OF 38.89 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN: 17-21-308-001-0000; 17-21-307-092-0000;
 17-21-307-094-0000; 17-21-307-095-0000;
 17-21-307-096-0000;