

UNOFFICIAL COPY

RECORDATION REQUESTED BY:

First Community Bank of Joliet
2801 Black Road
Joliet, IL 60435



WHEN RECORDED MAIL TO:

First Community Bank of Joliet
Attn. Loan Operations
2801 Black Road
Joliet, IL 60435

Doc#: 1028840086 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/15/2010 10:55 AM Pg: 1 of 6

SEND TAX NOTICES TO:

Burns Patel Properties, LLC
3531 Vanilla Grass Drive
Naperville, IL 60564

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

Tracy Musick, Loan Processor
First Community Bank of Joliet
2801 Black Road
Joliet, IL 60435

BOX 15

FIDELITY NATIONAL TITLE

4007977

2011

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated September 2, 2010, is made and executed between Burns Patel Properties, LLC, a Limited Liability Company (referred to below as "Grantor") and First Community Bank of Joliet, whose address is 2801 Black Road, Joliet, IL 60435 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated November 10, 2008 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

November 14, 2008 as Document #0831908170.

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

See See Attached Schedule "A", which is attached to this Modification and made a part of this Modification as if fully set forth herein.

The Real Property or its address is commonly known as 165 N Canal St, Apt #715; 2547 W Moffat, Unit 3; 759 W Evergreen Ave, Apt 759A; 720 W Scott St, Apt 3W; 8605 W Johnston Rd; 529 N Peoria St, Chicago and Burr Ridge, IL 60606. The Real Property tax identification number is 17-09-325-009-1051; 17-09-325-009-1660; 17-04-113-100-1097; 17-04-113-100-1111; 13-36-415-092-1003; 18-31-307-011; 17-08-243-034-0000.

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

Principal Increase to \$1,374,997.00. Additional property added as collateral commonly known as 529 N Peoria St, Chicago, IL 60606. PIN 17-08-243-034-0000. See attached Schedule "A" for all legal descriptions.

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

S Y
P 6
S
SC Y
INTC J

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE

(Continued)

Page 2

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 endorsers 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.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED SEPTEMBER 2, 2010.

GRANTOR:

BURNS PATEL PROPERTIES, LLC

By: 

Thomas E. Burns, Jr, Manager of Burns Patel Properties, LLC

By: 

Bharti K Patel, Manager of Burns Patel Properties, LLC

LENDER:

FIRST COMMUNITY BANK OF JOLIET

x 

Thomas G. Colgan, Senior Vice President

BOY 12

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS
 COUNTY OF WILL)

On this 2nd day of SEPTEMBER, 2010 before me, the undersigned Notary Public, personally appeared **Thomas E. Burns, Jr, Manager of Burns Patel Properties, LLC and Bharti K Patel, Manager of Burns Patel 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 Teresa J. Musick Residing at JOLIET

Notary Public in and for the State of ILLINOIS

My commission expires 4/18/11



Property of Cook County Clerk's Office

LENDER ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

On this 2ND day of SEPTEMBER, 2010 before me, the undersigned Notary Public, personally appeared **Thomas G. Colgan** and known to me to be the **Senior Vice President**, authorized agent for **First Community Bank of Joliet** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **First Community Bank of Joliet**, duly authorized by **First Community Bank of Joliet** 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 **First Community Bank of Joliet**.

By Teresa Musick Residing at JOLIET

Notary Public in and for the State of ILLINOIS

My commission expires 4/18/11



UNOFFICIAL COPY**Schedule "A"****PARCEL 1:**

UNIT 715 AND P-7 IN THE RANDOLPH PLACE RESIDENCES CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

CERTAIN LOTS OR PARTS OF LOTS IN BLOCK 29 IN ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 97984169, AND TO THE AMENDED AND RESTATED DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE RANDOLPH PLACE RESIDENCES CONDOMINIUM ASSOCIATION RECORDED AS DOCUMENT NUMBER 08192544, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

17-09-325-009-1051 & 1660 165 N. Canal
PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE, SUPPORT, MAINTENANCE AND ENJOYMENT AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS RECORDED AS DOCUMENT NUMBER 08192543.

PARCEL 3:

UNIT 720-3W, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN NORTH TOWN VILLAGE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED SEPTEMBER 28, 2001 AS DOCUMENT NO. 0010906035, AS AMENDED FROM TIME TO TIME, IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. 720 W. Scott 17-04-113-100-1097

PARCEL 4:

UNIT 759-A, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN NORTH TOWN VILLAGE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED SEPTEMBER 28, 2001 AS DOCUMENT NO. 0010906035, AS AMENDED FROM TIME TO TIME, IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. 759 W. Evergreen 17-04-113-100-1111

PARCEL 5:

UNIT 3 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 2547 W. MOFFAT CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0435727103, IN THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. 2547 W. Moffat
13-36-415-092-1003

PARCEL 6:

THE EXCLUSIVE RIGHT TO THE USE OF P-3, COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 0435727103, IN COOK COUNTY, ILLINOIS.

PARCEL 7:

LOT 36 IN HIGHLAND FIELDS, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 38 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. 8605 W. Johnston 18-31-307-011

UNOFFICIAL COPY

Schedule "A"

PARCEL 8:

LOT 15 IN VIA COMO DUE TOWNHOMES SUBDIVISION, BEING A SUBDIVISION, A SUBDIVISION OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 8, 2002, AS DOCUMENT NUMBER 0020871597, IN COOK COUNTY, ILLINOIS. 529 N. Peoria 17-08-243-034-0000

PARCEL 9:

EASEMENTS FOR INGRESS AND AGRESS FOR THE BENEFIT OF PARCEL EIGHT, AFORESAID, AS SET FORTH IN THE DECLARATION RECORDED AUGUST 19, 2002, AS DOCUMENT NUMBER 0020906743.

Property of Cook County Clerk's Office