

UNOFFICIAL COPY



Doc#: 1035522108 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/21/2010 03:20 PM Pg: 1 of 6

Space Above This Line For Recording Data

This instrument was prepared by Loan Operations, Lakeside Bank, 1055 W. Roosevelt Road, Chicago, IL 60608-1559

When recorded return to Loan Operations, Lakeside Bank, 1055 W. Roosevelt Road, Chicago, IL 60608-1559

MODIFICATION OF MORTGAGE

DATE AND PARTIES. The date of this Real Estate Modification (Modification) is November 1, 2010. The parties and their addresses are:

MORTGAGOR:

1410 WAUKEGAN CENTER LLC
An Illinois Limited Liability Company
2222 North Elston Ave, Ste 201
Chicago, IL 60614-8379

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 October 30, 2007 and recorded on October 31, 2007 (Security Instrument). The Security Instrument was recorded in the records of Cook County, Illinois at the Recorder of Deeds office as Document number 0730460001 and covered the following described Property:

SEE ATTACHED EXHIBIT A

PIN: 04-26-400-032-0000, 04-26-400-042-0000 AND 04-26-400-077-0000

The property is located in Cook County at 1410 Waukegan Road, Glenview, Illinois 60614-8379.

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. 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. 16782291, dated October 30, 2007, from Mortgagor to Lender, with a loan amount of \$2,682,235.26, with an interest rate of 6.0 percent per year and maturing on November 1, 2015.

(b) 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 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.

(c) 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:

1410 Waukegan Center LLC

By Baker Development Corporation, Manager

By Warren H. Baker, President

LENDER:

LAKESIDE BANK

By Suzanne Henson, Vice President

UNOFFICIAL COPY

STATE OF ILLINOIS)
COUNTY OF COOK)

The foregoing Instrument was acknowledged before me by

WARREN BAKER, the PRESIDENT of, and
BAKER Development Corp, the MANAGER of, and
_____, the _____ of
1410 DWAN KEGAN CENTER LLC, a(n)

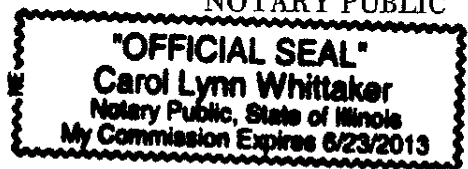
Limited Liability Company, on behalf of the Limited Liability Company,
on this 16th day of December, 2010.

My Commission Expires:

6/23/2013

Carol Lynn Whittaker

NOTARY PUBLIC



STATE OF ILLINOIS)
COUNTY OF COOK)

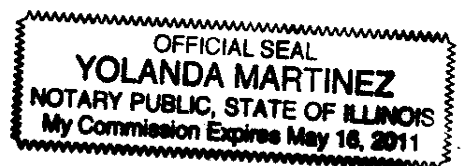
The foregoing Instrument was acknowledged before me by

SUZANNE HENSON, the Vice President of, and
_____, the _____ of,
LAKE SIDE BANK, an Illinois Corporation, on behalf of the corporation, on this 16th
day of December, 2010.

My Commission Expires:

5/16/2011

Yolanda Martinez
NOTARY PUBLIC



UNOFFICIAL COPY

EXHIBIT 'A'

PARCEL 1:

LOT 1 IN MARYHAVEN UNIT NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED JULY 17, 1963 AS DOCUMENT NO. 18856223, TOGETHER WITH LOT 1 IN MICHAEL'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 1998 AS DOCUMENT 88429165, TOGETHER WITH THE WEST 75 FEET OF THE EAST 295 FEET OF LOTS 7 AND 8 (EXCEPT THEREFROM THE SOUTH 50 FEET OF SAID LOT 8) LYING SOUTH OF THE LINE 308.12 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SECTION 26, IN WILLIAM REED'S SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTIONS 26 AND 27, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AUGUST 16, 1886 AS DOCUMENT NO. 744546, ALL TAKEN AS A TRACT, (EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1 IN MICHAEL'S SUBDIVISION, THENCE NORTH 89 DEGREES 34 MINUTES 42 SECONDS WEST (ON AN ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 230.01 FEET TO A LINE 295 FEET WEST OF THE EAST LINE OF LOT 8 IN WILLIAM REED'S SUBDIVISION; THENCE NORTH 00 DEGREES 45 MINUTES 59 SECONDS EAST ALONG SAID WEST LINE, 44.82 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 42 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF LOT 1, IN MICHAEL'S SUBDIVISION, 125.33 FEET; THENCE NORTH 00 DEGREES 25 MINUTES 18 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED LINE, 130.08 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 42 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED LINE, 120.46 FEET TO THE EAST LINE OF LOT 1 IN MARYHAVEN UNIT NO. 2; THENCE SOUTH 00 DEGREES 45 MINUTES 59 SECONDS WEST ALONG SAID EAST LINE, 161.50 FEET TO AN ANGLE POINT ON THE EAST SIDE OF LOT 1 IN MICHAEL'S SUBDIVISION; THENCE SOUTH 49 DEGREES 12 MINUTES 33 SECONDS WEST, 20.04 FEET TO THE POINT OF BEGINNING). ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY STORM WATER EASEMENT AGREEMENT DATED JUNE 21, 2007 AND RECORDED JUNE 29, 2007 AS DOCUMENT 0718042008 FROM RESURRECTION SENIOR SERVICES, AN ILLINOIS NOT FOR PROFIT CORPORATION TO 1410 WAUKEGAN LLC, AN ILLINOIS LIMITED LIABILITY COMPANY FOR THE PURPOSE OF DRAINING AND CONVEYING STORM WATER OVER THE FOLLOWING DESCRIBED LAND:

ALL THAT PART OF LOTS 7 AND 8 (EXCEPT THE EAST 295 FEET OF SAID LOTS AND EXCEPT THE SOUTH 50 FEET OF SAID LOT 8), OF WILLIAM REED'S SUBDIVISION OF PART OF THE SOUTH HALF OF SECTIONS 26 AND 27, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED AUGUST 16, 1886 AS DOCUMENT NO. 744546,

TOGETHER WITH

LOT 1 IN MARYHAVEN SUBDIVISION OF PART OF THE WEST 31.68 ACRES OF LOTS 7 AND 8 LYING EASTERLY OF THE CENTER LINE OF THE WEST FORK OF THE NORTH BRANCH OF THE CHICAGO RIVER ALL IN WILLIAM REED'S SUBDIVISION OF PART OF THE SOUTH HALF OF SECTIONS 26 AND 27, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED MARCH 28, 1958 AS DOCUMENT NO. 17167350

BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF A LINE BEING 50.00 FEET NORTH OF (AS MEASURED PERPENDICULAR THERETO) AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 26 WITH

UNOFFICIAL COPY

THE WEST LINE OF THE EAST 295.00 FEET OF SAID LOTS 7 AND 8; THENCE NORTH 00 DEGREES 45 MINUTES 59 SECONDS EAST ALONG SAID LAST DESCRIBED WEST LINE, 85.42 FEET TO A POINT OF BEGINNING FOR THIS LEGAL DESCRIPTION; THENCE NORTH 89 DEGREES 14 MINUTES 01 SECONDS WEST, 87.76 FEET; THENCE NORTH 00 DEGREES 45 MINUTES 59 SECONDS EAST, 113.92 FEET; THENCE NORTH 89 DEGREES 14 MINUTES 01 SECONDS WEST, 17.30 FEET; THENCE NORTH 17 DEGREES 47 MINUTES 00 SECONDS WEST, 48.75 FEET; THENCE NORTH 89 DEGREES 21 MINUTES 24 SECONDS WEST, 423.07 FEET; THENCE SOUTH 87 DEGREES 53 MINUTES 55 SECONDS WEST, 242.46 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID LOT 1 IN MARYHAVEN SUBDIVISION; THENCE NORTH 11 DEGREES 14 MINUTES 05 SECONDS WEST ALONG SAID LAST DESCRIBED WEST LINE, 10.13 FEET; THENCE NORTH 87 DEGREES 53 MINUTES 55 SECONDS EAST, 244.30 FEET; THENCE SOUTH 89 DEGREES 21 MINUTES 24 SECONDS EAST 543.27 FEET TO AN INTERSECTION WITH THE AFORESAID WEST LINE OF THE EAST 295.00 FEET OF LOTS 7 AND 8; THENCE SOUTH 00 DEGREES 48 MINUTES 59 SECONDS WEST, 168.50 FEET ALONG SAID LAST DESCRIBED WEST LINE TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

AN EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY INGRESS/EGRESS AND SIGNAGE EASEMENT AGREEMENT DATED JUNE 21, 2007 AND RECORDED JUNE 29, 2007 AS DOCUMENT 07108042007 FROM RESURRECTION SENIOR SERVICES, AN ILLINOIS NOT FOR PROFIT CORPORATION TO 1410 WAUKEGAN LLC, AN ILLINOIS LIMITED LIABILITY COMPANY FOR THE PURPOSE OF INSTALLING AND MAINTAINING A MONUMENT SIGN OVER THE FOLLOWING DESCRIBED LAND:

ALL THAT PART OF LOTS 7 AND 8 (EXCEPT THE EAST 295 FEET OF SAID LOTS AND EXCEPT THE SOUTH 50 FEET OF SAID LOT 8), OF WILLIAM REED'S SUBDIVISION OF PART OF THE SOUTH HALF OF SECTIONS 26 AND 27, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 16, 1886 AS DOCUMENT NUMBER 744546, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF A LINE BEING 50.00 FEET NORTH OF (AS MEASURED PERPENDICULAR THERETO) AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 26 WITH THE WEST LINE OF THE EAST 295.00 FEET OF SAID LOTS; THENCE NORTH 89 DEGREES 34 MINUTES 42 SECONDS WEST ALONG SAID LINE BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SECTION 26, A DISTANCE OF 70.18 FEET; THENCE NORTH 00 DEGREES 25 MINUTES 18 SECONDS EAST, 15.00 FEET TO AN INTERSECTION WITH A LINE BEING 65.00 NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 26; THENCE SOUTH 89 DEGREES 34 MINUTES 42 SECONDS EAST ALONG SAID LAST DESCRIBED PARALLEL LINE, 70.27 FEET TO AN INTERSECTION WITH THE AFORESAID WEST LINE OF THE EAST 295.00 FEET OF LOTS 7 AND 8; THENCE SOUTH 00 DEGREES 45 MINUTES 59 SECONDS WEST ALONG SAID LAST DESCRIBED WEST LINE, 15.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 4:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY INGRESS/EGRESS AND SIGNAGE EASEMENT AGREEMENT DATED JUNE 21, 2007 AND RECORDED JUNE 29, 2007 AS DOCUMENT 0718042007 FROM RESURRECTION SENIOR SERVICES, AN ILLINOIS NOT FOR PROFIT CORPORATION TO 1410 WAUKEGAN LLC, AN ILLINOIS LIMITED LIABILITY COMPANY FOR THE PURPOSE OF PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED LAND:

ALL THAT PART OF LOTS 7 AND 8 (EXCEPT THE EAST 295 FEET OF SAID LOTS AND EXCEPT THE SOUTH 50 FEET OF SAID LOT 8), OF WILLIAM REED'S SUBDIVISION OF PART OF THE SOUTH HALF OF SECTIONS 26 AND 27, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL

UNOFFICIAL COPY

MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 16, 1886 AS DOCUMENT NUMBER 744546. BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF A LINE BEING 50.00 FEET NORTH OF (AS MEASURED PERPENDICULAR THERETO) AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 28 WITH THE WEST LINE OF THE EAST 295.00 FEET OF SAID LOTS; THENCE NORTH 89 DEGREES 34 MINUTES 42 SECONDS WEST ALONG SAID LINE BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SECTION 26, A DISTANCE OF 80.18 FEET TO A POINT OF BEGINNING FOR THIS LEGAL DESCRIPTION; THENCE NORTH 89 DEGREES 34 MINUTES 42 SECONDS WEST CONTINUING ALONG SAID LAST DESCRIBED PARALLEL LINE, 25.25 FEET; THENCE NORTH 00 DEGREES 25 MINUTES 18 SECONDS EAST, 57.00 FEET TO AN INTERSECTION WITH A LINE BEING 107.00 NORTH OF (AS MEASURED PERPENDICULAR THERETO) AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 26; THENCE SOUTH 89 DEGREES 34 MINUTES 42 SECONDS EAST ALONG SAID LAST DESCRIBED PARALLEL LINE, 105.77 FEET TO AN INTERSECTION WITH THE AFORESAID WEST LINE OF THE EAST 295.00 FEET OF LOTS 7 AND 8; THENCE SOUTH 00 DEGREES 45 MINUTES 59 SECONDS WEST ALONG SAID LAST DESCRIBED WEST LINE, 26.26 FEET TO AN INTERSECTION WITH A LINE BEING 81.75 FEET NORTH OF (AS MEASURED PERPENDICULAR THERETO) AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 26; THENCE NORTH 89 DEGREES 34 MINUTES 42 SECONDS WEST ALONG SAID LAST DESCRIBED PARALLEL LINE, 80.37 FEET; THENCE SOUTH 00 DEGREES 25 MINUTES 18 SECONDS WEST, 31.75 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office