UNOFFICIAL COPY

Prepared By: Crowley & Lamb, P.C. 350 N. LaSalle Street, Suite 900 Chicago, Illinois 60610

Mail to:

Harris N.A.

111 W. Monroe Street
Chicago, Illinois 60603
Attn: Kenneth Stoklosa

Doc#: 1102711025 Fee: \$58.00 Eugene "Gene" Moore RHSP Fee: \$10.00 Cook County Recorder of Deeds Date: 01/27/2011 09:04 AM Pg: 1 of 12

#### MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORT GAGE is made and entered into on December 30, 2010 but made effective as of March 31, 2010 between PIVER NORTH RETAIL, LLC, an Illinois limited liability company (referred to below as "Grantor") and HARRIS N.A., whose address is as set forth above (referred to below as "Lender").

**MORTGAGE**. Grantor executed a mortgage in favor of Lender which has been recorded in Cook County, State of Illinois, as follows:

Mortgage dated March 26, 2007 executed by Granto (successor in interest of Huron Street Associates LLC by virtue of the Modification (defined only) in favor of Lender and recorded in the Cook County, IL Recorder's Office (the "Recorder's Office") on March 27, 2007 as Document No. 0708622068 (as modified by that certain Modification of Mortgage ("Modification") dated March 12, 2008 by and between Borrower and Lender and recorded in the Recorder's Office on April 7, 2009 as document no. 0909718009, c. lectively the "Mortgage") and Assignment of Rents ("Assignment") dated March 26, 2007 execute i by Grantor in favor of Lender and recorded in the Recorder's Office on March 27, 2007 as Documer No. 0708622069

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

UNITS 1, 2 AND 3 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN HURON STREET COMMERCIAL CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0624245139, BEING PART OF LOTS 10 TO 17, INCLUSIVE, IN BLOCK 16 IN NEWBERRY'S ADDITION TO CHICAGO IN THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 217-233 W. Huron Street, 1<sup>st</sup> Floor, Chicago, IL 60610. The Real Property tax identification number: 17-09-216-001-0000.

8 / P / I S / X SC / W

**Box 400-CTCC** 

1102711025 Page: 2 of 12

#### **UNOFFICIAL COPY**

#### **MODIFICATION OF MORTGAGE**

(Continued)

Page 2

MODIFICATION. Lender and Grantor hereby modify the Mortgage and Assignment by deleting the original legal description set forth above and substituting the following therefor:

UNITS 1 AND 2A TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN HURON STREET COMMERCIAL CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0524245139, BEING PART OF LOTS 10 TO 17, INCLUSIVE, IN BLOCK 16 IN NEWBERR 'S ADDITION TO CHICAGO IN THE EAST HALF OF THE WEST HALF OF THE NORTH AST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRLY PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property is commonly known as 217-233 W. Huron Street, 1st Floor, Chicago, IL 60610. The Real Property tax identification numbers are 17-09-216-019-1001 and 17-09-216-019-1011.

continuing validity. Except as expressly modified above, the terms of the original Mortgage and Assignment 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 Lenders right to require strict performence of the Mortgage as changed above nor obligate Lender to make any future modifications. Nothing 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 AS OF AUGUST 1, 2010.

[signature page attached]

1102711025 Page: 3 of 12

## **UNOFFICIAL COPY**

GRANTOR:
RIVER NORTH RETAIL, LLC, an Illinois limited liability company
By: Morgan Group Inc., as member
By: Walh / h
John M. Mullen, President
By: RSC & Associates LLC, as member
Ву:
Richard Curto, managen
By: TLC Huron, LLC, as member
By: The Hundin, also, no mount to
By: Keith E. Lord, manager  LENDER: HARRIS N.A.  X Authorized Signer
4
LENDER:
HARRIS N.A.
XAuthorized Signer
Authorized Signer

1102711025 Page: 4 of 12

## **UNOFFICIAL COPY**

GRANTOR:
RIVER NORTH RETAIL, LLC, an Illinois limited liability company
By: Morgan Group, Inc., as member
Ву:
John M. Mullen, President
By: RSC & Associates LLC, as member
By: Richard Curto, manager
By: TLC Huron, LLC, as member
By: Keith E. Lord, manager  LENDER: HARRIS N.A.  X Authorized Signer
LENDER:
HARRIS N.A.
XAuthorized Signer
Tion of the second seco
· C

1102711025 Page: 5 of 12

County Clark's Office

#### UNOFFICIAL COPY

Page 3

GRA	IN	OR:
-----	----	-----

RIVER NORTH RETAIL	, LLC, an Illinois	limited liability compar	ıy
--------------------	--------------------	--------------------------	----

•	roup, Inc., as member
By:	
John M. M	ullen, President
	•
	en e
Dur DCC & A	secciates LLC, as member
by: KSC & A	s college LLC, as memocr
_	
By:	
Richard Cu	irto, manager
	h hina
D., 77 (C.11	
By: ILC Hun	on, I.I. as member.

LENDER:

HARRIS N.A.

X Authorized Signer

# UNOFFICIAL (COMP) MODIFICATION OF MORTGA

## MODIFICATION OF MORTGA (Continued)

STATE OF	
) SS	: : ## # : : : : : : : : : : : : : : : :
COUNTY OF )	he Canin
!	
On this day of,t	before me, the undersigned Notary Public,
personally appeared John M. Mullen, as President of Morgan	Group, Inc, a member of RIVER NORTH
RETAIL, LLC, at Ulinois limited liability company, and kno	wn to me to be an authorized agent of such
company that executed the Modification of Mortgage and acl and voluntary act and deed of such company, by proper au	knowledged the Modification to be the free
mentioned, and on oath parted that he or she is authorized	to execute this Modification and in fact
executed the Modification on behalf of such company.	to execute this ividentication and in fact
$O_{\mathcal{F}}$	
By Re	siding at the same state of th
Notary Public in and for the State of	
Y	
My commission expires	
4/	
STATE OF )	
) SS	
COUNTY OF	
On this day of b	efore me, the undersigned Notary Public,
personally appeared Richard Curto as manager of RSC & Asso	ociates LLC, a member of RIVER NORTH
RETAIL, LLC, an Illinois limited liability company, and know company that executed the Modification of Mortgage and ack	moviledged the Modification is the the free
and voluntary act and deed of such company, by proper au	thority for the uses and nurveus therein
mentioned, and on oath stated that he or she is authorized	to execute this Modification and in fact
executed the Modification on behalf of such company.	
By Rec	siding at the little and the little
Notes, Dublis in and Court of	
Notary Public in and for the State of	
My commission expires	

1102711025 Page: 7 of 12

## **UNOFFICIAL COPY**

GRANTOR:
RIVER NORTH RETAIL, LLC, an Illinois limited liability company
By: Morgan Group, Inc., as member
By: John M. Mullen, President
By: RSC & Associates LLC, as member
By: Richard Curto, manager
By: TLC Huron, LLC, as member
By: Keith E. Lord, manager  LENDER: HARRIS N.A.  X Authorized Signer
LENDER:
HARRIS N.A.
X Authorized Signer

1102711025 Page: 8 of 12

## **UNOFFICIAL COPY**

#### MODIFICATION OF MORTGAGE

(Continued)

	,	Page 4
STATE OF		
COUNTY OF	) SS )	
personally appeared John M. Mulle RETAIL, LLC, ar. Illinois limited I company that executed the Modific and voluntary act and fived of suc	th, as President of Morgliability company, and keation of Mortgage and ch company, by proper at he or she is authori	before me, the undersigned Notary Public, gan Group, Inc, a member of RIVER NORTH known to me to be an authorized agent of such acknowledged the Modification to be the free authority, for the uses and purposes therein zed to execute this Modification and in fact
By Olu Juci	£5	Residing at
Notary Public in and for the State of	f <u>Illinois</u>	**************************************
My commission expires May 13	, 30/2 T	"OFFICIAL SEAL" CHRISTINA JUAREZ Notary Public, State of Illinois My Commission Expires 05/13/12
STATE OF	)	`*************************************
STATE OF	) ) SS	9
COUNTY OF	)	
RETAIL, LLC, an Illinois limited company that executed the Modificand voluntary act and deed of su-	liability company, and lication of Mortgage and ich company, by proper at he or she is author	before me, the undersigned Notary Public Associates LLC, a member of RIVER NORTH known to me to be an authorized agent of such acknowledged the Modification to be the free rauthority, for the uses and purposes therein ized to execute this Modification and in fac
Ву		Residing at
Notary Public in and for the State of	of	
My commission expires		

1102711025 Page: 9 of 12

#### **UNOFFICIAL COPY**

#### MODIFICATION OF MORTGAGE

(Continued)

	(	Pag	ge 4
STATE OF	)		
STATE OF	) SS )		
RETAIL, LLC, an illinois limited li company that executed the Modifica and voluntary act and deed of suc	iability company, and ation of Mortgage ar th company, by prop at he or she is autho	before me, the undersigned Notary Purorgan Group, Inc, a member of RIVER NO. I known to me to be an authorized agent of ad acknowledged the Modification to be the per authority, for the uses and purposes the prized to execute this Modification and in	sucn free erein
Ву		Residing at	
Notary Public in and for the State of	f		
My commission expires	— ()		
STATE OF JL  COUNTY OF (00)K	) ) SS )	Ship Clare	
personally appeared Richard Curto RETAIL, LLC, an Illinois limited I company that executed the Modific and voluntary act and deed of suc	as manager of RSC & liability company, an cation of Mortgage as ch company, by projet he or she is auth	before me, the undersigned Notary Poly Associates LLC, a member of RIVER NO d known to me to be an authorized agent of acknowledged the Modification who be the per authority, for the uses and purposes the orized to execute this Modification and in	such e free nerein
By Mist Mysh		Residing at	
Notary Public in and for the State of My commission expires $\frac{3/8}{1}$		"OFFICIAL SEAL"  W Nicole Mrjenovich Notary Public, State of Illinois Commission Expires 3/8/2011	

# 1102711025 Page: 10 of 12

· 1		_	
STATE OF //L/NOIS ) SS			
COUNTY OF COOK )			
		!	
On this <u>Seo</u> day of <u>January</u> , <u>201</u> personally appeared Keith E. Lord as manager of TLC	$\frac{1}{2}$ before me, the u	indersigned No ember of RIVE	tary Public ER NORTI
RETAIL, LLC, an Illinois limited liability company, and	known to me to be	an authorized	agent of th
corporation that executed the Modification of Mortgage and and voluntary act and deed of such company, by proper	r authority, for the	uses and purpo	oses therei
mentioned, and on cath states that he or she is authori	ized to execute this	Modification	and in fac
executed the Modification on small of such company.			
By Kathley 9 Day	Residing at	ILLING	210
Notary Public in and for the State of MELINOIS {	OFFICIAL SI	tunna?	j.
	KATHLEEN K NOTARY PUBLIC - STAT	TEOFILLINOIS >	
My commission expires FEB 9, 201	MY COMMISSION EXPIRI		
4			
	DE CLOP		i
	C,		
	0,	,	

## UNOFFICIAL COPY

. 1	MODIFICATION (Cont	OF MORTGAGI		
				Page 6
STATE OF	LENDER ACKN)) SS)	OWLEDGMEN		
On this day of		before me	, the undersigne	d Notary Public,
personally appeared	thin and foregoing instituted of the said Lende	nd known to me to rument and acknown er, duly authorized	vledged said inst	rument to be the
Ву		Residing at	**************************************	
Notary Public in and for the S	State of		arrajakan t	
My commission expires	7			
		1		
	tera status pose			ी <sub>व</sub>
				J.

1102711025 Page: 12 of 12

#### **UNOFFICIAL COPY**

#### MODIFICATION OF MORTGAGE (Continued)

Page 6

#### LENDER ACKNOWLEDGMENT

STATE OF <u>Illinois</u>
COUNTY OF Cook ) SS
On this \( \frac{\
OFFICIAL SEAL YVONNE BESYK Notary Public - State of Illinois My Commission Expires Apr 29, 2014
Clark