



Doc#: 1113822070 Fee: \$44.25
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/18/2011 02:34 PM Pg: 1 of 4

ADJUSTABLE RATE SECOND MORTGAGE, ASSIGNMENT OF LEASES
AND RENTS, AND SECURITY AGREEMENT -
MORTGAGE EXTENSION AND MODIFICATION AGREEMENT

THIS EXTENSION AND MODIFICATION AGREEMENT (this "Mortgage Extension Agreement") is made effective as of the November 1, 2010, by and among 7100 N. Ridgeway LLC ("Mortgagor") and McGrath Lexus of Chicago ("Lender").

The term "Second Mortgage" shall refer to the Adjustable Rate Second Mortgage, Assignment Of Leases And Rents, And Security Agreement, from Mortgagor in favor of Lender, dated November 1, 2008 and recorded January 14, 2009 as document number 0901445090 to secure an indebtedness referred to in the Second Mortgage as the Debt. The real estate encumbered by the Second Mortgage is legally described on Exhibit A attached hereto.

Except as specifically modified by this Agreement, all the terms, conditions, provisions and grants made in the Second Mortgage shall remain in full force and effect and are incorporated herein by reference as though fully restated herein in their entirety. All terms used herein shall have the definition ascribed thereto in the Second Mortgage. This Mortgage Extension Agreement is to evidence the provisions set forth in that certain First Amendment And Extension Of CAR Leasing Agreement, which amends the Agreement as specifically provided for herein:

A. The Maturity Date of the Debt is extended to the earlier of (a) the first to die of Sonny Fox or Marc Zaransky or (b) November 1, 2012.

B. Commencing as of February 1, 2010 (but due and payable on the 10th of each calendar month), monthly payments of principal and interest shall be in an amount equal to \$4,500.00 per month plus one half of the monthly CAR Portion that exceeds \$9,000.00. All payments shall be applied as specified in Paragraph 3 of the Second Mortgage.

C. The interest rate shall remain as provided for in the Note.

D. No part of any payment made under the Note shall be applied to the Secured Debt until the Unsecured Debt plus interest thereon is paid in full but rather all payments shall be first applied against the portion of the Remaining Debt which is not secured by the Second Mortgage until all such Unsecured Portion plus interest thereon is paid in full.

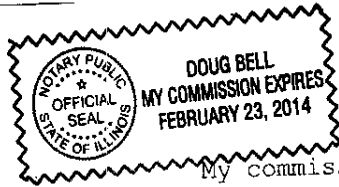
E. Notwithstanding Paragraph 10 of the Second Mortgage, provided transferee concurrently executes an Acknowledgment and Consent (hereinafter defined), Lender hereby consents to the transfer by Sonny

S/No
P \$
S NO
M YB
SC YB
E NO
INT M

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that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said company for the uses and purposes therein set forth.

Given under my hand and notarial seal this 20th day of April, 2011.

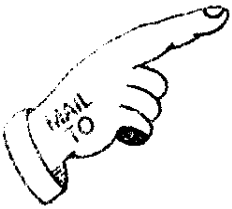


[Signature]
Notary Public

My commission expires: 2-23-2014

Prepared By: Roger K. Frandsen
1250 W. Division Street
Chicago, IL 60642

Return To: Roger K. Frandsen
1250 W. Division Street
Chicago, IL 60642



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EXHIBIT A LEGAL DESCRIPTION OF PROPERTY

LOT 1 (EXCEPT THE NORTH 581 FEET AS MEASURED AT RIGHT ANGLES TO THE EAST LINE THEREOF) AND LOT 4 (EXCEPT THE SOUTH 409 FEET AS MEASURED AT RIGHT ANGLES TO THE EAST LINE THEREOF) IN JOHN R. WALL'S ADDITION TO LINCOLNWOOD BEING A RESUBDIVISION OF PART OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN: 10-35-104-075-0000

Property Address: 7100 N. Ridgeway Avenue
Lincolnwood, IL 60712

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