

UNOFFICIAL COPY



RECORDATION REQUESTED BY:

Midwest Business Capital, a
division of United Midwest
Savings Bank
5038 Reed Road
Columbus, OH 43220

Doc#: 1127131025 Fee: \$48.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/28/2011 12:24 PM Pg: 1 of 7

WHEN RECORDED MAIL TO:

Midwest Business Capital, a
division of United Midwest
Savings Bank
5038 Reed Road
Columbus, OH 43220

SEND TAX NOTICES TO:

Midwest Business Capital, a
division of United Midwest
Savings Bank
5038 Reed Road
Columbus, OH 43220

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

Midwest Business Capital, a division of United Midwest Savings Bank
5038 Reed Road
Columbus, OH 43220

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated September 2, 2011, is made and executed between SPOTLESS EXPRESS MATTESON, LLC, whose address is 20602 - 20606 S. Cicero Avenue, Matteson, IL 60443 (referred to below as "Grantor") and Midwest Business Capital, a division of United Midwest Savings Bank, whose address is 5038 Reed Road, Columbus, OH 43220 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated April 22, 2011 (the "Mortgage").

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

See See Exhibit "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 20602 - 20606 S. Cicero Avenue, Matteson, IL 60443. The Real Property tax identification number is 31-16-403-014-0000.

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

The original principal balance shall be increased from \$1,438,000.00 to \$1,486,398.00, to reflect an additional advance in the principal amount of \$48,398.00.

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 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

BOX 334

292
MSA 563002
PK1
400
18
465
CN

^

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE

(Continued)

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, 2011.

GRANTOR:

SPOTLESS EXPRESS MATTESON, LLC

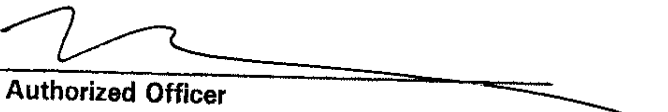
By: 
John F. Argoudelis, Manager of SPOTLESS EXPRESS MATTESON, LLC

By: 
Stephen M. Timmer, Manager of SPOTLESS EXPRESS MATTESON, LLC

By: 
Roger D. Dorio, Manager of SPOTLESS EXPRESS MATTESON, LLC

LENDER:

MIDWEST BUSINESS CAPITAL, A DIVISION OF UNITED MIDWEST SAVINGS BANK

X 
Authorized Officer

Property of Cook County Clerk's Office

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE

(Continued)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois

)

COUNTY OF Will

) SS

)

On this 2nd day of Sept, 2011 before me, the undersigned Notary Public, personally appeared **John F. Argoudelis, Manager of SPOTLESS EXPRESS MATTESON, LLC**, and known to me to be a member or designated agent 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 he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

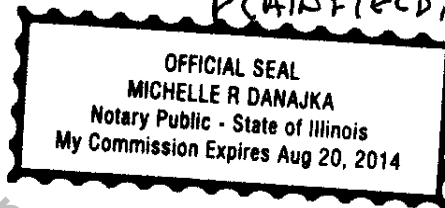
By Michelle R. Danajka

Residing at 15133 S. Rt 59

Notary Public in and for the State of Illinois

PLAINFIELD, IL 60544

My commission expires 8-20-2014



Michelle R. Danajka

County Clerk's Office

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE

(Continued)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois

)

COUNTY OF Will

) SS

)

On this 2nd day of September, 2011 before me, the undersigned Notary Public, personally appeared **Stephen M. Timmer, Manager of SPOTLESS EXPRESS MATTESON, LLC**, and known to me to be a member or designated agent 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 he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

By Michelle R. Danajka

Residing at 15133 S. Route 59

Notary Public in and for the State of Illinois

Plainfield, IL 60544

My commission expires 8-20-2014



County Clerk's Office

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE

(Continued)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois

)

COUNTY OF Will

) SS

)

On this 2nd day of September, 2011 before me, the undersigned Notary Public, personally appeared **Roger D. Dorio, Manager of SPOTLESS EXPRESS MATTESON, LLC**, and known to me to be a member or designated agent 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 he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

By Michelle R. DanaJka

Residing at 15133 S. Route 59

Notary Public in and for the State of Illinois

Plainfield, IL 60544

My commission expires 8-20-2014



County Clerk's Office

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE

(Continued)

LENDER ACKNOWLEDGMENT

STATE OF Ohio)
) SS
 COUNTY OF Franklin)

On this 6th day of September, 2011 before me, the undersigned Notary Public, personally appeared Richard Witherow and known to me to be the Chief Credit Officer, authorized agent for Midwest Business Capital, a division of United Midwest Savings Bank that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of Midwest Business Capital, a division of United Midwest Savings Bank, duly authorized by Midwest Business Capital, a division of United Midwest Savings Bank 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 Midwest Business Capital, a division of United Midwest Savings Bank.

By Amy S. Wagner Residing at 5038 Reed Rd.
Columbus, OH 43220
 Notary Public in and for the State of Ohio
 My commission expires 10-21-2012



Amy S. Wagner
 Notary Public, State of Ohio
 My Commission Expires 10-21-12

UNOFFICIAL COPY

STREET ADDRESS: 20602-20606 S. CICERO AVENUE
CITY: MATTESON **COUNTY:** COOK
TAX NUMBER: 31-16-403-014-0000

LEGAL DESCRIPTION:

LOT 1 IN CORPORATE LAKES UNIT SEVEN BEING A RESUBDIVISION OF LOTS 1, 2 AND DETENTION LOT 3 IN CORPORATE LAKE UNIT 2, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF FILED JULY 11, 1989 AS TORRENS DOCUMENT NO. LR3808692 IN COOK COUNTY, ILLINOIS, AND A RESUB OF LOT 1 IN CORPORATE LAKES UNIT THREE BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 23, 1990 AS TORRENS DOCUMENT NO. LR3906648, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office