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Doc#: 1200412104 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/04/2012 10:39 AM Pg: 1 of 6

HAYNES # 83-43-478-D1

WHEN RECORDED MAIL TO:

Hyde Park Bank & Trust
Company
Main Office
1525 E. 53rd Street
Chicago, IL 60615

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:
Charlene Zralka, Assistant Vice President
Hyde Park Bank & Trust Company
1525 E. 53rd Street
Chicago, IL 60615

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated June 21, 2011, is made and executed between South Foster LLC, whose address is c/o Mark B. Weiss Real Estate Brokerage, Inc. 2442 N. Lincoln Avenue, Chicago, IL 60614 (referred to below as "Grantor") and Hyde Park Bank & Trust Company, whose address is 1525 E. 53rd Street, Chicago, IL 60615 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated June 21, 2006 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

The Mortgage, which encumbers the Real Property described below, was recorded on June 30, 2006 as document number 0618133146 in the office of the Cook County Recorder of Deeds and secures a Note dated June 16, 2006 in the original principal amount of SIX HUNDRED FIFTY THOUSAND AND NO/100 (650,000.00) DOLLARS executed by Grantor and payable to Lender ("Note"). As of JUNE 21, 2011 the unpaid principal amount of the Note is FIVE HUNDRED SIXTY THOUSAND TWO HUNDRED THIRTY ONE AND 76/100 (\$560,231.76) DOLLARS.

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

See attached Exhibit A

The Real Property or its address is commonly known as 5111-5119 N Clark Street, Chicago, IL 60640. The Real Property tax identification number is 14-08-304-063-0000, 14-08-304-067-0000, 14-08-304-068-0000, 14-08-304-070-0000, 14-08-304-071-0000 and 14-08-304-072-0000.

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

As of the date of this Modification of Mortgage, the Mortgage secures a Note dated June 21 2011 in the original principal amount of \$560,231.76 payable according to its terms with interest at rates provided for in the Note. The Note dated June 21, 2011 is a renewal and modification of the Note dated June 16,

Box 400-CTCC

Handwritten initials and marks at the bottom right of the page.

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 1143075-1

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2006.

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 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 JUNE 21, 2011.

GRANTOR:

SOUTH FOSTER LLC

By: 

Mark B. Weiss, Manager of South Foster LLC

LENDER:

HYDE PARK BANK & TRUST COMPANY

X 

Authorized Signer

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 1143075-1

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF ILLINOIS)

) SS

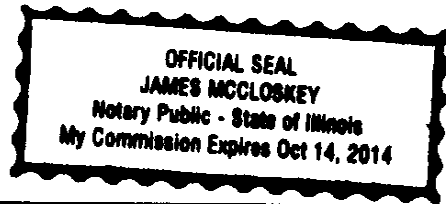
COUNTY OF COOK)

On this 22ND day of NOVEMBER, 2011 before me, the undersigned Notary Public, personally appeared **Mark B. Weiss, Manager of South Foster 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 *James McCloskey* Residing at CHICAGO, IL.

Notary Public in and for the State of ILLINOIS

My commission expires OCT. 14, 2014



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MODIFICATION OF MORTGAGE (Continued)

Loan No: 1143075-1

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LENDER ACKNOWLEDGMENT

STATE OF ILLINOIS)

) SS

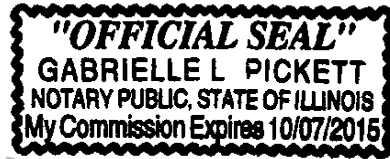
COUNTY OF COOK)

On this 28th day of November, 2011 before me, the undersigned Notary Public, personally appeared Thomas Spender and known to me to be the Vice President, authorized agent for **Hyde Park Bank & Trust Company** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Hyde Park Bank & Trust Company**, duly authorized by **Hyde Park Bank & Trust Company** 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 **Hyde Park Bank & Trust Company**.

By Gabrielle L. Pickett Residing at Chicago, Illinois

Notary Public in and for the State of Illinois

My commission expires 10/7/15



County Clerk's Office

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Exhibit A

Street Address: 5111-5119 N. Clark Street

City: Chicago

County: Cook

Tax Number:

14-08-304-063-0000

14-08-304-067-0000

14-08-304-068-0000

14-08-304-070-0000

14-08-304-071-0000

14-08-304-072-0000

C1: THAT PART OF LOT 2 (EXCEPT THE SOUTH 53.38 FEET THEREOF) AND ALL OF LOT 3 TAKEN AS A SINGLE TRACT OF LAND WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +23.16 FEET CHICAGO CITY DATUM AND WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +30.16 FEET CHICAGO CITY DATUM AND IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT (THE NORTHWEST CORNER OF SAID TRACT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 3); THENCE SOUTH 90 DEGREES EAST ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 65.97 FEET; THENCE SOUTH 04 DEGREES 00 MINUTES 31 SECONDS EAST, .71 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 90 DEGREES EAST, 17.29 FEET; THENCE SOUTH 03 DEGREES 19 MINUTES 24 SECONDS EAST, 8.0 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 12 SECONDS WEST, 17.20 FEET; THENCE NORTH 04 DEGREES 00 MINUTES 31 SECONDS WEST, 8 FEET TO THE POINT OF BEGINNING, IN THE RESUBDIVISION OF LOTS 1 AND 2 OF THE SUBDIVISION OF LOTS 12 TO 18 INCLUSIVE IN THE SUBDIVISION OF BLOCK 6 IN CHYTRAUS; ADDITION TO ARGYLE AND OF LOT 44 IN BROWN'S SECOND ADDITION TO ARGYLE IN THE SOUTHWEST 1/4 OF SECTION 8 TOWNSHIP 40 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

C5: THAT PART OF LOT 2 (EXCEPT THE SOUTH 53.38 FEET THEREOF) AND ALL OF LOT 3 TAKEN AS A SINGLE TRACT OF LAND WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +23.16 FEET CHICAGO CITY DATUM AND WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +30.16 FEET CHICAGO CITY DATUM AND IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT, THENCE NORTH 89 DEGREES 58 MINUTES 36 SECONDS EAST ALONG THE SOUTH LINE OF SAID TRACT, 65.87 FEET; THENCE NORTH 03 DEGREES 30 MINUTES 03 SECONDS WEST, 8.19 FEET; THENCE NORTH 88 DEGREES 52 MINUTES 26 SECONDS EAST, 17.50 FEET; THENCE SOUTH 03 DEGREES 29 MINUTES 02 SECONDS EAST, 8.25 FEET; THENCE SOUTH 89 DEGREES 04 MINUTES 14 SECONDS WEST, 17.50 FEET TO THE POINT OF BEGINNING, IN THE RESUBDIVISION OF LOTS 1 AND 2 OF THE SUBDIVISION OF LOTS 12 TO 18 INCLUSIVE IN THE SUBDIVISION OF BLOCK 6 IN CHYTRAUS; ADDITION TO ARGYLE AND OF LOT 44 IN BROWN'S SECOND ADDITION TO ARGYLE IN THE SOUTHWEST 1/4 OF SECTION 8 TOWNSHIP 40 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

C6: THAT PART OF LOT 2 (EXCEPT THE SOUTH 53.38 FEET THEREOF) AND ALL OF LOT 3 TAKEN AS A SINGLE TRACT OF LAND WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +23.16 FEET CHICAGO CITY DATUM AND WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +30.16 FEET CHICAGO CITY DATUM AND IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT, THENCE NORTH 89 DEGREES 58 MINUTES 36 SECONDS EAST ALONG THE SOUTH LINE OF SAID TRACT, 65.87 FEET; THENCE NORTH 03 DEGREES 30 MINUTES 03 SECONDS WEST, 1.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 03 DEGREES 30 MINUTES 03 SECONDS WEST, 8.0 FEET; THENCE NORTH 89 DEGREES 04 MINUTES 14 SECONDS EAST, 17.50 FEET; THENCE SOUTH 03 DEGREES 29 MINUTE 02 SECONDS EAST, 8.30 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 55 SECONDS WEST, 17.51 FEET TO THE POINT OF BEGINNING, IN THE RESUBDIVISION OF LOTS 1 AND 2 OF THE SUBDIVISION OF LOTS 12 TO 18 INCLUSIVE IN THE SUBDIVISION OF BLOCK 6 IN CHYTRAUS; ADDITION TO ARGYLE AND OF LOT 44 IN BROWN'S SECOND ADDITION TO ARGYLE IN THE SOUTHWEST 1/4 OF SECTION 8 TOWNSHIP 40 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Exhibit A (Continued)

C8: THOSE PARTS OF LOT 2 (EXCEPT THE SOUTH 53.38 FEET) AND ALL OF LOT 3 TAKEN AS A SINGLE TRACT OF LAND, IN THE RESUBDIVISION OF LOTS 1 AND 2 OF THE SUBDIVISION OF LOTS 12 TO 18 INCLUSIVE IN THE SUBDIVISION OF BLOCK 6 IN CHYTRAUS' ADDITION TO ARGYLE AND OF LOT 44 IN BROWN'S SECOND ADDITION TO ARGYLE IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, WHICH LIE ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +23.51 FEET CHICAGO CITY DATUM AND WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +35.20 FEET CHICAGO CITY DATUM AND ARE BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT (THE NORTHWEST CORNER OF SAID TRACT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 3); THENCE SOUTH 03°50'05" EAST ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 0.73 FEET (THE WEST LINE OF SAID TRACT ALSO BEING THE EAST LINE OF N. CLARK STREET); THENCE SOUTH 89°58'56" EAST, 0.94 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 89°58'56" EAST, 58.02 FEET; THENCE SOUTH 03°55'13" EAST, 38.24 FEET; THENCE SOUTH 89°55'46" WEST, 58.05 FEET; THENCE NORTH 03°56'56" WEST, 10.87 FEET; THENCE NORTH 86°32'44" EAST, 2.60 FEET; THENCE NORTH 03°53'56" WEST, 16.36 FEET; THENCE SOUTH 85°53'52" WEST, 2.58 FEET; THENCE NORTH 03°51'33" WEST, 11.33 FEET TO THE PLACE OF BEGINNING.

C9: THOSE PARTS OF LOT 2 (EXCEPT THE SOUTH 53.38 FEET) AND ALL OF LOT 3 TAKEN AS A SINGLE TRACT OF LAND, IN THE RESUBDIVISION OF LOTS 1 AND 2 OF THE SUBDIVISION OF LOTS 12 TO 18 INCLUSIVE IN THE SUBDIVISION OF BLOCK 6 IN CHYTRAUS' ADDITION TO ARGYLE AND OF LOT 44 IN BROWN'S SECOND ADDITION TO ARGYLE IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, WHICH LIE ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +23.51 FEET CHICAGO CITY DATUM AND WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +35.20 FEET CHICAGO CITY DATUM AND ARE BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT (THE NORTHWEST CORNER OF SAID TRACT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 3); THENCE SOUTH 03°50'05" EAST ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 57.03 FEET; THENCE NORTH 89°59'22" EAST, 1.07 FEET TO THE PLACE OF BEGINNING; CONTINUING THENCE NORTH, 89°59'22" EAST, 45.18 FEET; THENCE SOUTH 00°00'00" EAST, 5.97 FEET; THENCE NORTH 89°57'24" EAST, 13.14 FEET; THENCE SOUTH 03°51'45" EAST, 12.49 FEET; THENCE NORTH 88°58'31" WEST, 4.03 FEET; THENCE SOUTH 00°14'17" WEST, 14.48 FEET; THENCE SOUTH 88°56'07" EAST, 5.07 FEET; THENCE SOUTH 03°51'45" EAST, 1.88 FEET; THENCE SOUTH 89°59'57" WEST, 31.54 FEET; THENCE SOUTH 00°35'51" EAST, 2.69 FEET; THENCE SOUTH 89°48'59" WEST, 26.34 FEET; THENCE NORTH 03°42'39" WEST, 10.62 FEET; THENCE NORTH 86°14'32" EAST, 2.52 FEET; THENCE NORTH 03°36'12" WEST, 16.80 FEET; THENCE SOUTH 86°06'40" WEST, 2.53 FEET; THENCE NORTH 03°42'15" WEST, 10.25 FEET TO THE PLACE OF BEGINNING.

C10: THOSE PARTS OF LOT 2 (EXCEPT THE SOUTH 53.38 FEET) AND ALL OF LOT 3 TAKEN AS A SINGLE TRACT OF LAND, IN THE RESUBDIVISION OF LOTS 1 AND 2 OF THE SUBDIVISION OF LOTS 12 TO 18 INCLUSIVE IN THE SUBDIVISION OF BLOCK 6 IN CHYTRAUS' ADDITION TO ARGYLE AND OF LOT 44 IN BROWN'S SECOND ADDITION TO ARGYLE IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, WHICH LIE ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +23.51 FEET CHICAGO CITY DATUM AND WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +35.20 FEET CHICAGO CITY DATUM AND ARE BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 60.41 FEET (THE NORTH LINE OF SAID TRACT ALSO BEING THE NORTH LINE OF SAID LOT 3); THENCE SOUTH 03 DEGREES 55 MINUTES 13 SECONDS EAST, .71 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 5.56 FEET; THENCE SOUTH 04 DEGREES 00 MINUTES 31 SECONDS EAST, 14.26 FEET; THENCE SOUTH 86 DEGREES 30 MINUTES 17 SECONDS WEST, 5.57 FEET; THENCE NORTH 03 DEGREES 55 MINUTES 13 SECONDS WEST, 14.60 FEET TO THE POINT OF BEGINNING.