

UNOFFICIAL COPY



1205208655

WHEN RECORDED MAIL TO:
Northbrook Bank & Trust
245 Waukegan Road
Northfield, IL 60093

Doc#: 1205208655 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/21/2012 11:28 AM Pg: 1 of 4

Property of Cook County Clerk's Office

H25263087

This Modification of Mortgage prepared by:
Northbrook Bank & Trust Company - Loan Operations
245 Waukegan Road
Northfield, IL 60093

CTIC-HE

4

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated October 21, 2011, is made and executed between Grip Group, LLC, an Illinois limited liability company (referred to below as "Grantor") and Northbrook Bank & Trust Company, whose address is 1100 Waukegan Road, Northbrook, IL 60062 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated July 31, 2006 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Mortgage and Assignment of Rents given to Ravenswood Bank, dated July 31, 2006 and recorded August 8, 2006 as document numbers 0622005030 and 0622005031, respectively, with the Cook County Recorder of Deeds and pursuant to the following:

Northbrook Bank & Trust Company ("Lender"), successor pursuant to a Purchase and Assumption Agreement by and between FDIC, as the receiver of the Assets and Liabilities of Ravenswood Bank pursuant to 12 U.S.C. 1821(d)(2)(A), as Seller and Lender as Buyer, dated August 5, 2010.

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

LOT 5 IN COUNTY CLERK'S DIVISION OF LOTS 7, 8 AND 9 IN ASSESSOR'S DIVISION OF BLOCK 1 IN JOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF LOT 5 LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 6), IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 1128 N. Ashland, Chicago, IL 60622. The Real Property tax identification number is 17-06-408-013-0000.

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

Change Successors and Assigns as stated above.

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

UNOFFICIAL COPY**MODIFICATION OF MORTGAGE**

(Continued)

Page 2

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 OCTOBER 31, 2011.

GRANTOR:

GRIP GROUP, LLC

By: 

Kevin D. McConkey, Member of Grip Group, LLC

By: 

Kelly L. Kaminski, Member of Grip Group, LLC

LENDER:

NORTHBROOK BANK & TRUST COMPANY

X 

Authorized Signer

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE

(Continued)

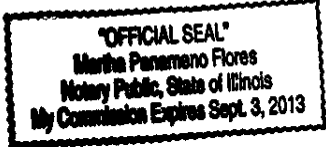
LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF IL)
) SS
 COUNTY OF COOK)

On this 10 day of February, 2012 before me, the undersigned Notary Public, personally appeared **Kevin D. McConkey, Member of Grip Group, LLC** and **Kelly L. Kaminski, Member of Grip Group, LLC**, and known to me to be members or designated agents 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 they are authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

By *[Signature]* Residing at Milwaukee & Ashland
 Notary Public in and for the State of IL

My commission expires Sept. 3, 2013



Cook County Clerk's Office

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

LENDER ACKNOWLEDGMENT

STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 8th day of February, 2012 before me, the undersigned Notary Public, personally appeared Frank Vigilante and known to me to be the Loan Officer, authorized agent for **Northbrook Bank & Trust Company** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Northbrook Bank & Trust Company**, duly authorized by **Northbrook 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 **Northbrook Bank & Trust Company**.

By Miriam Martinez Residing at Chicago

Notary Public in and for the State of Ill

My commission expires 12/17/2013

