

# UNOFFICIAL COPY



Doc#: 1208949017 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/29/2012 02:39 PM Pg: 1 of 4

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

FOR RECORDER'S USE ONLY

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

#926881553-325

## MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated March 9, 2012, is made and executed between 400 South Hicks, 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 March 22, 2002 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Mortgage and Assignment of Rents given to First Chicago Bank & Trust f/k/a Bloomingdale Bank and Trust dated March 22, 2002 and recorded March 22, 2002 as document numbers 0020324452 and 0020324453, 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 First Chicago Bank & Trust pursuant to 12 U.S.C. 1821(d)(2)(A), as Seller and Lender as Buyer, dated July 8, 2011.

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

LOT 10 IN KLEFSTAD'S PALATINE INDUSTRIAL PARK, BEING A SUBDIVISION OF PART OF THE EAST HALF (1/2) OF THE SOUTH WEST QUARTER (1/4) OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 19478927 AND RE-RECORDED AUGUST 19, 1965 AS DOCUMENT 19563220, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 400 South Hicks Road, Palatine, IL 60067. The Real Property tax identification number is 02-23-313-039-0000 & 02-23-313-040-0000.

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

-Change Successors and Assigns as stated above;

-Grantor shall now be known as 400 South Hicks, LLC as evidenced by that certain Quit Claim Deed recorded September 8, 2011 with the Cook County Recorder of Deeds; and

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(Continued)**

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**-Add Waiver of Right of Redemption clause.**

**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 endorser 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.

**WAIVER OF RIGHT OF REDEMPTION.** NOTWITHSTANDING ANY IF THE PROVISIONS TO THE CONTRARY CONTAINED IN THIS MORTGAGE, GRANTOR HEREBY WAIVES ANY AND ALL RIGHTS OF REDEMPTION FROM SALE UNDER ANY ORDER OR JUDGMENT OF FORECLOSURE ON GRANTOR'S BEHALF AND ON BEHALF OF EACH AND EVERY PERSON, EXCEPT JUDGEMENT CREDITORS OF GRANTOR, ACQUIRING ANY INTEREST IN OR TITLE TO THE PROPERTY SUBSEQUENT TO THE DATE OF THIS MORTGAGE.

**GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED MARCH 9, 2012.**

GRANTOR:

400 SOUTH HICKS, LLC

By: *Lewis P. Krieger*  
Lewis P. Krieger, Manager of 400 South Hicks, LLC

By: *Bonnie J. Krieger*  
Bonnie J. Krieger, Manager of 400 South Hicks, LLC

LENDER:

NORTHBROOK BANK &amp; TRUST COMPANY

X *[Signature]*  
Authorized Signer

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## MODIFICATION OF MORTGAGE (Continued)

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

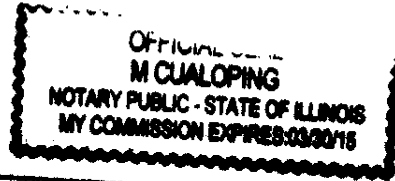
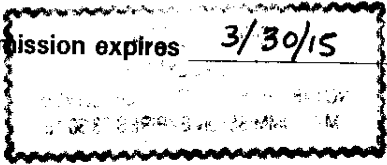
STATE OF IL )  
 )  
 ) SS  
 COUNTY OF Cook )

On this 9<sup>th</sup> day of March, 2012 before me, the undersigned Notary Public, personally appeared **Lewis P. Krieger, Manager of 400 South Hicks, LLC and Bonnie J. Krieger, Manager of 400 South Hicks, 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 *M. Cualoping* Residing at Northbrook

Notary Public in and for the State of IL

My commission expires 3/30/15



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## MODIFICATION OF MORTGAGE (Continued)

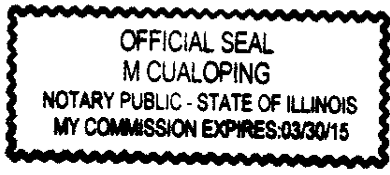
### LENDER ACKNOWLEDGMENT

STATE OF IL )  
 ) SS  
 COUNTY OF Cook )

On this 9th day of March, before me, the undersigned Notary Public, personally appeared \_\_\_\_\_ and known to me to be the \_\_\_\_\_, 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 M Cualoping Residing at Northbrook

Notary Public in and for the State of IL  
 My commission expires 3/30/15



PROPOSED OF COOK COUNTY CLERK'S OFFICE