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Stewart Title Guaranty Company
929 Kings Highway East, 3rd Floor
Fairfield, Connecticut 06825



Doc#: 1212218041 Fee: \$58.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/01/2012 03:42 PM Pg: 1 of 11

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL
TO:

Perkins Coie LLP
1888 Century Park East, Suite 1700
Los Angeles, California 90067-1721
Attn: Mark Birnbaum, Esq.

Prepared by: ↑
Perkins Coie LLP
1888

Portfolio Title Company (1 of 1) 1115713

SPACE ABOVE THIS LINE FOR RECORDER'S USE

AMENDMENT TO (I) MORTGAGE AND SECURITY AGREEMENT, AND (II) ASSIGNMENT OF LEASES AND RENTS

This AMENDMENT TO (I) MORTGAGE AND SECURITY AGREEMENT, AND (II) ASSIGNMENT OF LEASES AND RENTS (this "Amendment") is dated as of February 28, 2012, by and between WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF J.P. MORGAN CHASE COMMERCIAL MORTGAGE SECURITIES TRUST 2006-CIBC16, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-CIBC16 ("Noteholder"), and ORLAND AUTO MALL 2004 LLC, an Illinois limited liability company ("Borrower").

RECITALS

A. On or about July 5, 2006, JPMorgan Chase Bank, N.A., a banking association chartered under the laws of the United States of America ("Original Lender"), made a loan to Borrower in the original principal amount of Three Million Two Hundred Seventy Five Thousand and No/100 Dollars (\$3,275,000.00) (the "Loan").

B. The Loan is evidenced by, among other things, that certain Fixed Rate Note dated as of July 5, 2006 (the "Note") in the original maximum principal amount of Three Million Two Hundred Seventy Five Thousand and No/100 Dollars (\$3,275,000.00) executed by Borrower in favor of Original Lender.

C. The Loan is secured by, among other things, (i) that certain Mortgage and Security Agreement dated as of July 5, 2006 (the "Mortgage") executed by Borrower in favor of Original Lender, and recorded on July 19, 2006 as instrument number 0620005154 in the Official Public Records of Cook County, Illinois (the "Official Records") encumbering that certain real property described on Exhibit A attached hereto (the property subject to the security interests granted by the Loan Documents, the "Property"), and (ii) that certain Assignment of Leases and Rents dated as of July 5, 2006 (the "Assignment of Rents") executed by Borrower, as

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assignor, in favor of Original Lender, as assignee, which was recorded on July 19, 2006 as instrument number 0620005155 in the Official Records.

D. The Note, Mortgage, Assignment of Rents, and all of the other documents evidencing, securing, or relating to the Loan may be collectively referred to in this Amendment as the "Loan Documents".

E. The Loan was assigned from Original Lender to Noteholder, such that Noteholder is now the holder of the Note, the mortgagee under the Mortgage, the assignee under the Assignment of Rents, and beneficiary and owner of all other Loan Documents.

G. Noteholder and Borrower have entered into that certain Loan Modification Agreement dated effective as of August 1, 2011 (the "Loan Modification Agreement"), and in connection therewith Noteholder and Borrower desire to amend the Mortgage and Assignment of Rents.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Noteholder and Borrower hereby agree as follows:

1. Maturity Date. The maturity date, as referenced in the Mortgage and Assignment of Rents, is hereby extended to August 1, 2014.

2. Definitions. All references to the Note and any other Loan Document in the Mortgage and Assignment of Rents shall be deemed to refer to such agreements, documents and instruments as modified by the Loan Modification Agreement, and the other documents executed in connection therewith. All references to the Loan Documents in the Mortgage and Assignment of Rents shall include any additional agreements, documents and instruments entered into in connection with the Loan Modification Agreement.

3. Full Force and Effect. Other than as amended hereby or by the Loan Modification Agreement, the Mortgage and Assignment of Rents shall remain in full force and effect.

4. Consent. Borrower hereby consents to the terms and provisions of the Loan Modification Agreement and the other documents executed in connection therewith.

5. Miscellaneous. This Amendment may be executed in counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same document. A facsimile or electronic copy of the signature pages of this Amendment shall be effective and binding upon the parties as if such signatures were original signatures. Should any provision of this Amendment be declared or determined by any court to be illegal or invalid, the validity of the remaining provisions of this Amendment shall not be affected thereby.

[signature page follows]

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IN WITNESS WHEREOF, the undersigned have executed this Amendment as of the day above first written.

NOTEHOLDER:

WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF J.P. MORGAN CHASE COMMERCIAL MORTGAGE SECURITIES TRUST 2006-CIBC16, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-CIBC16

By: C-III Asset Management LLC, solely in its capacity as Special Servicer for Noteholder

By: [Signature]
Name: Ross F. Bickel
Title: Servicing Officer

BORROWER:

ORLAND AUTO MALL 2004 LLC, an Illinois limited liability company

By: ARDMIN PROPERTIES REAL ESTATE INVESTMENT GROUP, INC., an Illinois corporation, its Manager

By: _____
Name: _____
Title: _____

Property Cook County Clerk's Office

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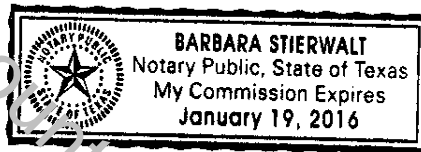
State of Texas)
) ss.
County of Dallas)

On March 23rd, 2012, before me, Barbara Stierwalt,
Notary Public, personally appeared Ross Pickel,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
He or she is personally known to me or has produced Driver License as identification. I
certify under PENALTY OF PERJURY under the laws of the State of Texas that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Barbara Stierwalt
Notary Public

My Commission Expires:
Jan 19, 2016



State of _____)
) ss.
County of _____)

On _____, 2012, before me, _____,
Notary Public, personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
He or she is personally known to me or has produced _____ as identification. I
certify under PENALTY OF PERJURY under the laws of the State of _____ that
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public

My Commission Expires:

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IN WITNESS WHEREOF, the undersigned have executed this Amendment as of the day above first written.

NOTEHOLDER:

WELLS FARGO BANK, N.A., AS TRUSTEE
FOR THE REGISTERED HOLDERS OF J.P.
MORGAN CHASE COMMERCIAL MORTGAGE
SECURITIES TRUST 2006-CIBC16,
COMMERCIAL MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2006-CIBC16


By: C-III Asset Management LLC, solely in its
capacity as Special Servicer for Noteholder

By: _____
Name: _____
Title: _____

BORROWER:

ORLAND AUTO MALL 2004 LLC, an Illinois
limited liability company

By: ARDMIN PROPERTIES REAL ESTATE
INVESTMENT GROUP, INC., an Illinois
corporation, its Manager

By:  _____
Name: Dennis M. Jensen
Title: SECRETARY

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State of _____)
) ss.
County of _____)

On _____, 2012, before me, _____,
Notary Public, personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
He or she is personally known to me or has produced _____ as identification. I
certify under PENALTY OF PERJURY under the laws of the State of _____ that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public

My Commission Expires:

State of ILLINOIS)
) ss.
County of WILL)

On March 14, 2012, before me, Faith Stewart,
Notary Public, personally appeared Dennis Madsen,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
He or she is personally known to me or has produced IND DL as identification. I
certify under PENALTY OF PERJURY under the laws of the State of ILLINOIS that
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Faith Stewart
Notary Public

My Commission Expires:
9/4/15



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Exhibit A to Amendment to (I) Mortgage and Security Agreement, and
(II) Assignment of Leases and Rents

Legal Description

All of that certain lot, piece or parcel of land, with the buildings and improvements thereon, situate, lying and being described as follows:

PARCEL 1:

A PARCEL OF PROPERTY LOCATED IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 15; THENCE NORTH 0 DEGREES 00 MINUTES 18 SECONDS EAST ALONG THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 15 (ALSO THE CENTER LINE OF 94TH AVENUE) FOR A DISTANCE OF 64.99 FEET TO A POINT; THENCE SOUTH 89 DEGREES 38 MINUTES 48 SECONDS EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 15 FOR A DISTANCE OF 50.00 FEET TO A POINT (SAID POINT LYING ON THE EAST RIGHT OF WAY LINE OF 94TH AVENUE PER CASE NUMBER 70L16926); THENCE SOUTH 44 DEGREES 41 MINUTES 27 SECONDS EAST ALONG THE SAID EAST RIGHT OF WAY LINE OF 94TH AVENUE FOR A DISTANCE OF 21.21 FEET TO THE NORTH RIGHT OF WAY LINE OF 159TH STREET PER DOCUMENT NUMBER 70L16926; THENCE SOUTH 89 DEGREES 44 MINUTES 09 SECONDS EAST ALONG THE SAID NORTH RIGHT OF WAY LINE OF 159TH STREET FOR A DISTANCE OF 776.69 FEET TO A POINT IN A LINE LYING 500.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 15 AT THE POINT OF BEGINNING; THENCE NORTH 0 DEGREES 00 MINUTES 45 SECONDS EAST ALONG THE SAID LINE 500.00 FEET WEST OF AND PARALLEL TO THE SAID EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 15 FOR A DISTANCE OF 398.78 FEET TO A POINT IN A LINE LYING 450.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 15; THENCE SOUTH 89 DEGREES 38 MINUTES 48 SECONDS EAST ALONG THE SAID LINE LYING 450.00 FEET NORTH OF AND PARALLEL TO THE SAID SOUTH LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15 FOR A DISTANCE OF 250.00 FEET TO A LINE 250.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 15; THENCE SOUTH 0 DEGREES 00 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 393.38 FEET TO THE NORTH RIGHT OF WAY LINE OF 159TH STREET; THENCE NORTH 89 DEGREES 44 MINUTES 09 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE OF 159TH STREET FOR A DISTANCE OF 172.05 FEET; THENCE SOUTH 0 DEGREES 02 MINUTES 12 SECONDS WEST CONTINUING ALONG THE NORTH RIGHT OF WAY LINE OF 159TH STREET FOR A DISTANCE OF 5.00 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 09 SECONDS WEST CONTINUING ALONG THE

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NORTH RIGHT OF WAY LINE OF 159TH STREET FOR A DISTANCE OF 77.92 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 SET FORTH IN THE RECIPROCAL GRANT OF EASEMENTS AND AGREEMENT RECORDED AS DOCUMENT NUMBER 90118235 MADE WITH STEEL CITY NATIONAL BANK, AS TRUSTEE, UNDER TRUST AGREEMENT DATED JUNE 9, 1986, KNOWN AS TRUST NUMBER 2761 AND GRANT OF EASEMENT RECORDED AS DOCUMENT NUMBER 85188927 AND EASEMENT AGREEMENT RECORDED AS DOCUMENT NUMBER 26981406.

Street Address: 9264-9280 West 159th Street, Orland Park, Cook County, Illinois

Permanent Index No.: 27-15-301-018-0000

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TITLE AFFIDAVIT

STATE OF ILLINOIS }
 COUNTY OF COOK } SS

I, DENNIS MUESEN, being the SECRETARY OF ARDMIN PROPERTIES
 of ORLAND AUTO MALL 2004, LLC ("OWNER") being duly sworn, do
 depose and say:

a. No work has been done or materials supplied for construction or renovation in connection with any of the Properties [the "Property or Properties"] more particularly described in the commitments for title insurance set forth on Exhibit A annexed hereto [the "Commitments"] which has not been paid for, except for work done or materials in connection therewith arising out of ordinary maintenance and repair. The Owner will indemnify and hold Stewart Title Guaranty Company, (the "Company") harmless from and against any claim or liability in connection with any mechanic's lien which may arise out of such work done or materials supplied.

b. There are no tenants or parties in possession of any of the Property, except for the following: VERIZON WIRELESS, GVP CORPORATION, A-1 RADIATOR, INC, ORLAND BEST SERVICES, INC, BRIDGESTONE RETAIL OPERATIONS

c. No parties have any options or other rights to purchase all or part of any of the Property.

d. The Owner has not executed or permitted anyone on behalf of it to execute any conveyance, mortgage, lien, deed of trust, lease, easement or encumbrance of any kind on or upon any of the Properties, nor does the Owner have any knowledge of any of the foregoing, other than the matters set forth in the Commitments. The Owner has peaceably occupied the Properties and has no knowledge of any adverse matters or claims affecting the title thereto not otherwise set forth in the Commitments. For leasehold sites, Owner is not in default under any terms of the lease(s), and each lease is valid and in full force and effect.


e. The Owner shall indemnify and hold the Company harmless from and against any unpaid real estate, corporate income or franchise taxes, charges, assessments, water and sewer or other similar municipal charges which are a lien on any of the Properties on date of closing.

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f. The Owner shall indemnify and hold the Company harmless from and against any claim or liability and promptly proceed to remove, bond or otherwise dispose of record any encumbrance, lien or matter objectionable to title which may arise or be filed against any Property during the period between the date of the last update of the Commitment for the Property and the date of recording of the insured conveyance deed.

g. There have been no improvements on the land (including fences or other structures) since the date of the prior surveys entitled, "BY JNT LVA SURVEYING No 0603 2292" and "LAST REVISED 7-6-2006."

This affidavit is made for the purpose of inducing the COMPANY to insure title to the property without exception to any claims arising from the matters referred to herein. The undersigned hereby indemnifies and holds the COMPANY harmless from any loss or damage which it may sustain under its policies of title insurance to the extent any of the information contained herein is incorrect.

BY:  SECRETARY ADMIN PROPERTIES LLC MANAGER

SWORN TO BEFORE ME THIS 28
DAY OF February, 2012


NOTARY PUBLIC



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EXHIBIT A

Commitment Number

Property Address

Policy No. M-9994-9218411

9264-9280 West 159th Street
Orland Park, Illinois

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A large, thick, black scribble consisting of several overlapping, wavy horizontal lines, completely obscuring the text 'Property of Cook County Clerk's Office' in the center of the page.