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Doc#: 1219304054 Fee: \$52.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/11/2012 09:17 AM Pg: 1 of 8

MELTZER PURTILL & STELLE LLC
1515 E. Woodfield Road, 2nd Floor
Schaumburg, Illinois 60173-5431
Attn: Michael J. Wolfe, Esq.

Permanent Real Estate Tax No.:
See Exhibits A

Property Address:
See Exhibits A

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SECOND AMENDMENT TO MORTGAGE

THIS SECOND AMENDMENT TO MORTGAGE (this "Amendment") is made as of the 28th day of June, 2012, by and between BUGSY VENTURES LLC, an Illinois limited liability company ("Mortgagor") and THE PRIVATEBANK AND TRUST COMPANY, an Illinois State Bank, its successors and assigns ("Lender").

RECIPIENTS

Whereas, pursuant to the terms of that certain Loan and Security Agreement dated December 11, 2008 (as amended or restated from time to time, the "Loan Agreement"; all terms not otherwise defined herein shall have the meanings set forth in the Loan Agreement) among ARMON, INC., a Delaware corporation, F.E. MORAN, INC., an Illinois corporation, F.E. MORAN, INC. FIRE PROTECTION, an Illinois corporation, F.E. MORAN, INC. FIRE PROTECTION OF NORTHERN ILLINOIS, an Illinois corporation, F.E. MORAN, INC. SPECIAL HAZARD SYSTEMS, a Delaware corporation, F.E. MORAN, INC. MECHANICAL SERVICES, an Illinois corporation, and FIRE PROTECTION INDUSTRIES, INC., an Illinois corporation, (each a "Borrower" and collectively, the "Borrower"), BRIAN K. MORAN, ("B. Moran") individually, and OWEN A. MORAN ("O. Moran"), individually (each a "Guarantor" and collectively, the "Guarantor") 2265 CARLSON LLC, an Illinois limited liability company ("Carlson"), BRIAN K. MORAN, AS TRUSTEE UNDER THE TRUST AGREEMENT DATED SEPTEMBER 18, 1984 ("Trustee") and Lender, Mortgagor made and delivered to Lender that certain Mortgage, Security Agreement, Assignment of Leases and Rents and Fixture Filing dated March 31, 2009 from Buggy to Lender and recorded with the Recorder of Deeds in Cook County, Illinois (the "Cook County Recorder's Office") on April 27, 2009, as Document No. 0911726031 ("Mortgage"), which Mortgage encumbers the real property and all improvements thereon legally described on **Exhibit A** attached hereto ("Property").

The Mortgage was delivered as collateral security for the payment of a loan to Borrower in the in the principal sum of aggregate amount of Twenty Five Million Five Hundred Thousand and 00/100 Dollars (\$25,500,000.00) consisting of (i) a revolving loan in an amount not to exceed Fifteen Million and 00/100 Dollars (\$15,000,000.00) outstanding at any one time (the

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“Revolving Loan”) as evidenced by that certain Revolving Note dated as of December 11, 2008 in the amount of the Revolving Loan given by Borrower to and for the benefit of Lender (as amended or restated from time to time, the “Original Revolving Note”); (ii) a term loan in the principal amount of Five Million and 00/100 Dollars (\$5,000,000.00)(the “Term Loan”) as evidenced by that certain Term Note dated as of December 11, 2008 in the amount of the Term Loan given by Borrower to and for the benefit of Lender (as amended or restated from time to time, the “Term Note”; and (iii) those certain Letter of Credit Obligations in the aggregate amount of Five Million Five Hundred Thousand and 00/100 Dollars (\$5,500,000.00)(the “Letter of Credit Obligations”).

Borrower, Mortgagor, Brian K. Moran (“B. Moran”) individually, Owen A. Moran (“O. Moran”), individually (each a “Guarantor” and collectively, the “Guarantor”) and Lender previously entered into that certain First Modification of Loan Documents dated December 11, 2009 (“First Modification”) pursuant to which the Loan Documents were amended in order to, among other things, (i) extend the Revolving Loan Maturity Date, (ii) decrease the aggregate amount of the Revolving Loan Commitment and include a sublimit for Letters of Credit to be issued under the Revolving Loan Commitment; (iii) revise the Revolving Loan Interest Rate; (iv) decrease the principal amount of the Term Loan Commitment; (v) revise the Term Interest Rate; and (vi) revise certain financial covenants, all as more fully set forth therein. Pursuant to the First Modification, Borrower delivered to Lender that certain Amended and Restated Revolving Note dated December 11, 2009 in the amount of \$12,500,000.00, payable to the Lender (the “Amended Revolving Note”) which Amended Revolving Note amended and restated the Original Revolving Note in its entirety.

Borrower, Mortgagor, Guarantors, 2265 Carlson LLC, an Illinois limited liability company (“Carlson”), Buggy Ventures LLC, an Illinois limited liability company (“Bugsy”), Jean Moran (“J. Moran”), and Jean B. Moran as Trustee of the Jean B. Moran Revocable Trust dated April 29, 2008 (“Trustee 2”) and Lender previously entered into that certain Second Modification of Loan Documents dated September 9, 2011 (“Second Modification”) pursuant to which the Loan Documents were amended in order to, among other things, (i) extend the Revolving Loan Maturity Date, (ii) increase the aggregate amount of the Revolving Loan Commitment from \$12,500,000.00 to \$18,000,000.00, (iii) amend certain financial covenants, and (iv) advance additional funds to Borrower in the form of an Additional Term Loan as evidenced by an Additional Term Note. Pursuant to the Second Modification, Borrower delivered to Lender (a) that certain Additional Term Note dated as of September 9, 2011 (the “Additional Term Note”) in the amount of One Million and 00/100 Dollars (\$1,000,000.00), and (b) that certain Second Amended and Restated Revolving Note dated as of September 9, 2011 (the “Second Amended Revolving Note”) in the amount of Eighteen Million and 00/100 Dollars (\$18,000,000.00), which Second Amended Revolving Note amended and restated the Amended Revolving Note in its entirety, all as more fully set forth therein.

Borrower, Mortgagor, Guarantors, J. Moran, Bugsy, Carlson, Trustee 2 and Lender are now entering into that certain Third Modification of Loan Documents dated as of the effective date hereof (the “Third Modification”), pursuant to which Lender has agreed to modify the Loan Agreement, the Second Amended Revolving Note, the Term Note, the Additional Term Note and

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the other Loan Documents to, among other things, (i) extend the Revolving Loan Maturity Date, (ii) amend certain financial covenants, and (iii) advance additional funds to Borrower in the form of an Additional Line of Credit Loan as evidenced by an Additional Line of Credit Note. Pursuant to the Third Modification, Borrower is delivering to Lender that certain Additional Line of Credit Note dated as of the date hereof (the "Additional Line of Credit Note" and, together with the Second Amended Revolving Note, the Term Note and the Additional Term Note, the "Notes") in the amount of Four Million and 00/100 Dollars (\$4,000,000.00).

Borrower, Mortgagor and Lender desire to further amend the Mortgage to reflect the extended Maturity Date and to provide that the Mortgage shall secure the Loan, as amended by the Third Modification and as evidenced by the Notes including, without limitation, the Additional Line of Credit Note.

Accordingly, Borrower, Mortgagor and Lender hereby amend the Mortgage, as follows:

1. Paragraph A of the Recitals to the Mortgage is hereby amended to read in its entirety as follows"

"Pursuant to the terms and conditions contained in that certain Loan and Security Agreement (as amended from time to time, the "Loan Agreement") dated as of December 11, 2008, executed by and among Lender and ARMON, INC. ("Armon") and its subsidiaries, F.E. MORAN, INC., F.E. MORAN, INC. FIRE PROTECTION, F.E. MORAN, INC. FIRE PROTECTION OF NORTHERN ILLINOIS, F.E. MORAN, INC. SPECIAL HAZARD SYSTEMS, F.E. MORAN, INC. MECHANICAL SERVICES, and FIRE PROTECTION INDUSTRIES, INC. (Armon, together with each such subsidiary, each a "Borrower" and collectively, the "Borrower"), Borrower is obligated to Lender for the payment of certain Loans, including Revolving Credit Loans and Letter of Credit Obligations made available to Borrower in the principal amount of up to \$18,000,000 ("Revolving Loans") maturing on June 20, 2013 (subject to any extension thereof agreed by Lender and Borrower), a Term Loan disbursed to Borrower in the principal amount of \$5,000,000 maturing on December 11, 2013 (subject to any extension thereof agreed by Lender and Borrower), an Additional Term Loan disbursed to Borrower in the principal amount of \$1,000,000.00 maturing on September 9, 2014 (subject to any extension thereof agreed by Borrower and Lender), an Additional Line of Credit Loan disbursed to Borrower in an amount not to exceed \$4,000,000.00 outstanding at any one time maturing on October 30, 2012, and certain Hedging Obligations of Borrower, all as set forth more fully in the Loan Agreement., certain of which Obligations are evidenced by certain Notes executed by Borrower in favor of Lender."

2. The Notes bears interest at a variable rate of interest based upon the LIBOR Rate and Prime Rate (as defined in the Loan Agreement), plus an applicable margin, as described in the Loan Agreement, which is incorporated herein by reference; provided, however, under no circumstances shall the interest rate in the Notes be in excess of 20.0% or the maximum rate permitted by applicable law.

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3. The maturity dates of the Notes differ but, solely for purposes of this Mortgage, the "Maturity Date" shall be deemed to mean September 9, 2014; provided, however, that to the extent that the maturity date of any Loan is extended, amended or modified from time to time under the Loan Agreement, the Maturity Date hereunder shall also be so extended, amended or modified, but in no circumstances will this Mortgage secure Obligations advanced under the Loan Agreement after the date that is 25 years from the Maturity Date set forth above unless this Mortgage is modified to reflect a new Maturity Date.

4. Any references in the Mortgage to the Loan shall be deemed to mean and refer to the Loan as amended hereby. Borrower agrees that Lender shall have the right to record this Amendment in the Recorder's Office to reflect the subject matter hereof.

5. As modified hereby, the Mortgage shall continue in full force and effect.

6. This Amendment may be executed in any number of counterparts and by different parties hereto in separate counterparts, each of which when so executed and delivered shall be deemed to be an original and all of which taken together shall constitute one and the same instrument.


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This Second Amendment to Mortgage has been entered into as of the date first above written.

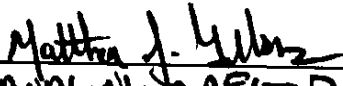
MORTGAGOR:

BUGSY VENTURES LLC, an Illinois limited liability company

By: 
Name: Brian Moran
Title: Member/Manager

LENDER:

THE PRIVATEBANK AND TRUST COMPANY, an Illinois state bank

By: 
Its: MANAGING DIRECTOR

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STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Brian Moran, the Member/Manager BUGSY VENTURES LLC, an Illinois limited liability company ("Mortgagor"), who is personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said Mortgagor, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 28th day of June, 2012.

E. Cornell

Notary Public

My Commission Expires: 3/14/2016



STATE OF ILLINOIS)
) ss
COUNTY OF Lake COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Matthew Gibbons, the MD of THE PRIVATEBANK AND TRUST COMPANY, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered said instrument as his/her own free and voluntary act and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 28th day of June, 2012.



K. Petersen
Notary Public

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EXHIBIT A

Legal Description

Parcel 1:

PART OF THE SOUTH $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTH $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 24 AFORESAID, SAID POINT BEING 333.00 FEET WEST OF THE EAST LINE OF LOTS 16 TO 27, BOTH INCLUSIVE, IN BLOCK 9 IN GEO. F. NIXON & COMPANY'S FIRST ADDITION TO NORTHFIELD; THENCE SOUTH $89^{\circ}59'00''$ WEST, ALONG THE NORTH LINE OF THE SOUTH $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 24, A DISTANCE OF 271.64 FEET; THENCE SOUTH $00^{\circ}01'57''$ EAST ALONG THE WEST LINE OF LOT 34 IN COUNTY CLERK'S DIVISION IN SAID SECTION 24, A DISTANCE OF 260.16 FEET; THENCE NORTH $89^{\circ}58'03''$ EAST 271.48 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 05 SECONDS EAST ALONG THE CENTER LINE OF BRISTOL STREET, EXTENDED SOUTH 260.08 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH IS DESCRIBED OF RECORD AS

THE NORTH 260 FEET OF THAT PART OF LOTS 17 AND 34 IN COUNTY CLERK'S DIVISION OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH LINE OF DRURY LANE, AS RECORDED (SAID LANE, BEING ONE OF THE EAST AND WEST STREETS IN GEORGE F. NIXON'S FIRST ADDITION TO NORTHFIELD AND SAID SOUTH LINE THEREOF BEING THE NORTH LINE OF THE SOUTH $\frac{1}{2}$ OF LOT 17 AND THE NORTH LINE OF LOT 34 AND WEST OF THE CENTER LINE OF BRISTOL STREET), ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT APPURTENANT FOR THE BENEFIT OF PARCEL 1 FOR ACCESS, INGRESS AND EGRESS OVER AND ACROSS A PARCEL OF PROPERTY AS CONTAINED IN TRUSTEE'S DEED RECORDED AS DOCUMENT 0404008154.

Property Address: 12 Bristol Road, Northfield, Illinois

PIN: 04-24-412-045-0000

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COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

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