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Doc#: 1222846013 Fee: \$46.25
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/15/2012 08:56 AM Pg: 1 of 4

WHEN RECORDED MAIL TO:

BankFinancial, F.S.B.
15W060 North Frontage Road
Burr Ridge, IL 60527

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:
Commercial - 1902050239 (BR)
BankFinancial, F.S.B.
15W060 North Frontage Road
Burr Ridge, IL 60527

PRO TITLE GROUP, INC.
5140 MAIN STREET
DOWNS GROVE, IL 60515

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated May 10, 2012, is made and executed between ASI, an Illinois Not-For-Profit Corporation, whose address is 2619 W. Armitage Ave., Chicago, IL 60647 (referred to below as "Grantor") and BankFinancial, F.S.B., whose address is 15W060 North Frontage Road, Burr Ridge, IL 60527 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated September 26, 2011 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

MORTGAGE AND ASSIGNMENT OF RENTS DATED SEPTEMBER 26, 2011 AND RECORDED ON SEPTEMBER 29, 2011 AS DOCUMENT NUMBERS 1127231029 AND 1127231030 RESPECTIVELY.

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

LOTS 6 AND 7 IN E. S. TALBOT'S RESUBDIVISION OF LOTS 3 TO 9, INCLUSIVE IN BLOCK 1 IN YOUNG AND TALBOT'S SUBDIVISION OF LOTS 1, 2, 3, 8 AND 9 IN BLOCK 1 IN SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 2619 W. Armitage Ave., Chicago, IL 60647. The Real Property tax identification number is 13-36-402-049-0000.

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

INCREASE IN LOAN AMOUNT. The principal amount of the Note is increased from \$1,500,000.00 to \$2,500,000.00.

PAYMENT. Borrower will pay this loan in one payment of all outstanding principal plus all accrued unpaid interest on September 28, 2012. In addition, Borrower will pay regular monthly payments of all accrued unpaid interest due as of each payment date, beginning May 28, 2012, with all subsequent interest payments to be due on the same day of each month after that.

Cook

PRO TITLE GROUP, INC

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(Continued)**

Loan No: 1902050239

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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.

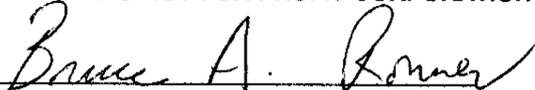
MAXIMUM LIEN AMOUNT ADDENDUM. It is expressly agreed and understood that the Maximum Lien amount as set forth in this Mortgage is \$5,364,000.00 plus all items referenced in 735 ILCS 5/15-1302(b)(1-5) which statutory provision is incorporated by reference and made a part hereof.

NOTE. The word "Note" means collectively the following Promissory Notes: (i) the promissory note dated September 28, 2011, in the original principal amount of \$182,000.00 and known as Loan number 1902050263 from Borrower to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement. The interest rate on the Note is 5.875% based on a year of 360 days. Payments on the Note are to be made in accordance with the following payment schedule: in 59 regular payments of \$1,168.25 each and one irregular last payment estimated at \$164,771.79. Grantor's first payment is due October 28, 2011, and all subsequent payments are due on the same day of each month after that and (ii) the promissory note dated September 28, 2011, in the original principal amount of \$1,500,000.00 and known as Loan number 1902050239 from Borrower to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement. The interest rate on the Note is a variable interest rate based upon an index. The index currently is 3.250% per annum. Payments on the Note are to be made in accordance with the following payment schedule: in one payment of all outstanding principal plus all accrued unpaid interest on September 28, 2012. In addition, Grantor will pay regular monthly payments of all accrued unpaid interest due as of each payment date, beginning October 28, 2011, with all subsequent interest payments to be due on the same day of each month after that.

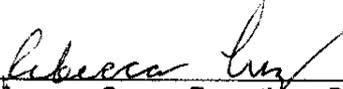
GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED MAY 10, 2012.

GRANTOR:

ASI, AN ILLINOIS NOT-FOR-PROFIT CORPORATION

By: 

Bruce A. Ronner, Treasurer of ASI, an Illinois Not-For-Profit Corporation

By: 

Rebecca Cruz, Executive Director of ASI, an Illinois Not-For-Profit Corporation

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MODIFICATION OF MORTGAGE (Continued)

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LENDER:

BANKFINANCIAL, F.S.B.

X 
 Authorized Signer

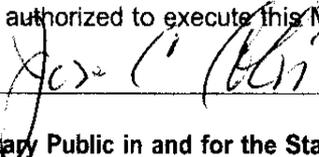
CORPORATE ACKNOWLEDGMENT

STATE OF Illinois)

) SS

COUNTY OF Cook)

On this 8th day of June, 2012 before me, the undersigned Notary Public, personally appeared **Bruce A. Ronner, Treasurer of ASI, an Illinois Not-For-Profit Corporation and Rebecca Cruz, Executive Director of ASI, an Illinois Not-For-Profit Corporation**, and known to me to be authorized agents of the corporation that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, 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 corporation.

By  _____

Residing at 2444 North Fairfield Avenue
Chicago, IL 60647

Notary Public in and for the State of Illinois

My commission expires April 17, 2016



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MODIFICATION OF MORTGAGE (Continued)

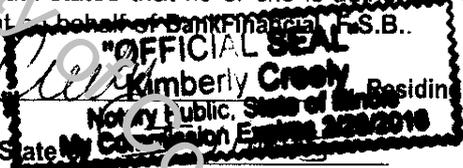
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LENDER ACKNOWLEDGMENT

STATE OF Illinois)
)
 COUNTY OF Cook) SS
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On this 18th day of June 2012 before me, the undersigned Notary Public, personally appeared Brad Poitand and known to me to be the ASVP, authorized agent for **BankFinancial, F.S.B.** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **BankFinancial, F.S.B.**, duly authorized by **BankFinancial, F.S.B.** 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 **BankFinancial, F.S.B.**

By Kimberly Creech  Residing at Chgo
 Notary Public in and for the State of Illinois

My commission expires _____

Cook County Clerk's Office