

9/17/12

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This document was prepared by,
and after recording, return to:

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Doc#: 1226157253 Fee: \$50.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/17/2012 01:23 PM Pg: 1 of 7

Permanent Tax Index Number:
20-15-317-038-0000

Property Address:
6152 S. Martin Luther King Drive
Chicago, Illinois

FIRST AMENDMENT TO
MORTGAGE, SECURITY AGREEMENT,
ASSIGNMENT OF RENTS AND LEASES AND FIXTURE FILING

This FIRST AMENDMENT TO MORTGAGE, SECURITY AGREEMENT,
ASSIGNMENT OF RENTS AND LEASES AND FIXTURE FILING dated as of
September 7, 2012 (this "Amendment"), is executed by **GR82B-6152 MLK, LLC**, an
Illinois limited liability company (the "Mortgagor"), to and for the benefit of **THE
PRIVATEBANK AND TRUST COMPANY**, its successors and assigns (the "Lender").

RECITALS:

A. Pursuant to a Promissory Note dated July 1, 2011, the Lender loaned the
Mortgagor the principal amount of Six Hundred Fifty Thousand and 00/100 Dollars
(\$650,000) (the "Loan"). The Loan is secured by, inter alia, that certain Mortgage,
Security Agreement, Assignment of Rents and Leases and Fixture Filing, dated July 1,
2011 and recorded August 4, 2011 with the Cook County Recorder of Deeds as
Document No. 1121642052 (the "Mortgage") encumbering the real estate described on
Exhibit A attached hereto (the "Mortgage").

B. Mortgagor has requested, and Lender has agreed to an extension of the
maturity date of the Loan and a modification of the interest rate applicable thereto.

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

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1. The Maturity Date of the Loan secured by the Mortgage is September 7, 2019
2. The interest rate on the Loan is a variable rate of LIBOR plus three percent (3.00%), as more specifically set forth in the Replacement Promissory Note made by Mortgagor and payable to Lender, dated as of even date herewith.
3. Mortgagor hereby remakes and re-affirms the covenants, representations and warranties contained in the Mortgage.
4. Except as hereby amended, the Mortgage remains in full effect, unaltered, unrepealed and unamended.
5. This Amendment may be executed in separate counterparts.

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Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, the Mortgagor and Mortgagee have executed and delivered this First Amendment to Mortgage, Security Agreement, Assignment of Rents and Leases and Fixture Filing as of the date set forth above.

Mortgagor:

GR82B-6152 MLK, LLC,
an Illinois limited liability company

By: 
Name: Daniel R. Bronson
Title: Manager

Mortgagee:

THE PRIVATEBANK AND TRUST COMPANY

By: _____
Name: _____
Its: _____

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IN WITNESS WHEREOF, the Mortgagor and Mortgagee have executed and delivered this First Amendment to Mortgage, Security Agreement, Assignment of Rents and Leases and Fixture Filing as of the date set forth above.


Mortgagor:

GR82B-6152 MLK, LLC,
an Illinois limited liability company

By: _____
Name: Daniel R. Bronson
Title: Manager

Mortgagee:

THE PRIVATEBANK AND TRUST COMPANY

By:  _____
Name: Pamela Daniels-Hall
Title: Managing Director

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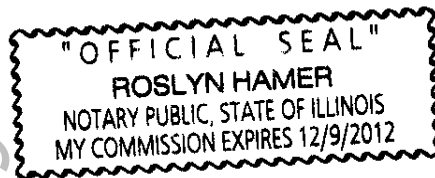
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Daniel R. Bronson, the Manager of **GR82B Properties, LLC**, an Illinois limited liability company, which is the Manager of **GR82B-6152 MLK, LLC**, an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 7th day of September, 2012.

Roslyn Hamer
Notary Public
My Commission Expires: _____



STATE OF ILLINOIS)
) SS.
COUNTY OF _____)

The undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that _____, the _____ of **PrivateBank and Trust Company**, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, in such capacity, appeared before me this day in person and acknowledged that she/he signed and delivered the said instrument as her/his own free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this _____ day of September, 2012.

Notary Public
My Commission Expires: _____

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF _____)

The undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Daniel R. Bronson, the Manager of **GR82B Properties, LLC**, an Illinois limited liability company, which is the Manager of **GR82B-6152 MLK, LLC**, an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this _____ day of September, 2012.

Notary Public
My Commission Expires: _____

STATE OF ILLINOIS)
) SS.
COUNTY OF _____)

The undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Pamela Daniels, the Managing Director of **PrivateBank and Trust Company**, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in such capacity, appeared before me this day in person and acknowledged that she/he signed and delivered the said instrument as her/his own free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 10th day of September, 2012.



Notary Public
My Commission Expires: _____



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EXHIBIT "A"

LEGAL DESCRIPTION OF REAL ESTATE

THE SOUTH 2 FEET AND 2 INCHES OF LOT 6, ALL OF LOTS 7 AND 8, AND LOT 9 (EXCEPT THE SOUTH 1¾ INCHES OF SAID LOT 9) IN BLOCK 1 IN ISAAC PFLAUM'S SUBDIVISION OF LOT 6 AND THAT PART OF LOT 12 LYING NORTH OF THE SOUTH LINE OF LOT 6 AFORESAID, (PRODUCED TO INDIANA AVENUE) IN WILSON, HEALD AND STEBBIN'S SUBDIVISION OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-15-317-038-0000

Address: 6152 South Martin Luther King Drive, Chicago, Illinois