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This instrument prepared by and after recording, please return to:

Bruce M. Friedman Harrison & Held, LLP 333 W. Wacker Drive Suite 1700 Chicago, Illinois 60606 PIN: 13-13-303-033-0000



Doc#: 1229955047 Fee: \$42.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 10/25/2012 11:04 AM Pg: 1 of 3

MODIFICATION OF ASSIGNMENT OF RENTS

THIS MODIFICATION OF ASSIGNMENT OF RENTS (this "Modification") is made as of September 24, 2012, by and among Z&B Properties, LLC, an Illinois limited liability company ("Borrower"), and Yark Ridge Community Bank, an Illinois banking association, its successors and assigns ("Lender").

PECITALS

- (A) Lender has made certain Loans to Borrower which are described and defined in a Loan Extension Agreement of even date herewith among Borrower, Lender, Zachary Wagman and Barry Brandwein (the "Agreement").
- (B) One of the Loans was originally collateralized and secured by the Property described in Exhibit A attached hereto (the "Property") pursuant to an Assignment of Rents dated February 12, 2007 and recorded on February 20, 2007 as Downent No. 0705133202 with the Cook County Recorder of Deeds as extended and modified (the "Assignment").
- (C) Pursuant to the Agreement, Borrower has agreed to modify the Assignment as hereinafter set forth.

NOW THEREFORE, it is agreed as follows:

- 1. <u>Recitals</u>. The recitals are incorporated by reference and made a part hereof. Capitalized terms used herein which are not otherwise defined shall have the meanings set forth in this Agreement.
- 2. <u>Indebtedness</u>. The term "Indebtedness" as contained in the Assignment is redefined and modified as follows:

The word "Indebtedness" shall mean all principal, interest, or other amounts due to Lender directly or indirectly related to the Loans or arising pursuant to the Agreement or any of the Loan Documents.

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1229955047 Page: 2 of 3

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3. <u>Loan Information</u>. Each of the Loans has a maturity date of July 1, 2016. Each of the Loans bears interest on the unpaid principal balance from time to time outstanding at the rate of 3% per annum. The aggregate principal balance of the Loans is \$3,197,662.28.

The Assignment as amended hereby secures all of the Indebtedness.

4. <u>Maximum Amount</u>. At no time shall the principal amount of the Indebtedness secured by the Assignment as amended hereby exceed \$3,500,000.

IN WITNESS WHEREOF, the Borrower has executed this Modification as of the day and year first above written.

	Z&B PROPERTIES, LLC	
	950 / 1	
	By: Zachary Wagman, Manager	
	By. Brandwein, Manager	
	Day January III Amanager	
STATE OF ILLINOIS		
COUNTY OF COOK) ss.)	

I Mary Certify that Zachary Wagman and Barry Brandwein are personally locken to me to be the same persons whose names are subscribed to the foregoing instrument as Managers of Z&B Properties, LLC, appeared before me this day in person and acknowledged that they signed and delivered said instrument as their own free and voluntary act 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: 12-14-2015

Mary Onina Morels
Notary Public, State of Mineis
My Commission Expires December 14, 2015

1229955047 Page: 3 of 3

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EXHIBIT A

THE PROPERTY

LOT 29 IN BLOCK 1 IN FIELDS BOULEVARD ADDITION TO IRVING PARK, A SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, 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 3008-10 W. CULLOM AVENUE, rty 50618.

COOK COUNTY CLERK'S OFFICE CHICAGO, 1250618. The Real Property tax identification number is 13-13-303-033-0000.