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10/23

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: 13-25-424-031-0000

Doc#: 1229955048 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 MORTGAGE

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

RECITALS

(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 a Mortgage dated December 22, 2004 and recorded as Document No. 0506902218 with the Cook County Recorder of Deeds (the "**Mortgage**").

(C) Pursuant to the Agreement, Borrower has agreed to modify the Mortgage as hereinafter set forth.

NOW THEREFORE, it is agreed as follows:

- (1) **Recitals.** 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) **Indebtedness.** The term "Indebtedness" as contained in this Mortgage 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.

ACCOMMODATION

PL102412-14

PRECISION TITLE

3x

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- (3) **Loan Information.** 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 Mortgage as amended hereby secures all of the Indebtedness.

- (4) **Maximum Amount.** At no time shall the principal amount of the Indebtedness secured by the Mortgage 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

By: Zachary Wagman, Manager

By: Barry Brandwein, Manager

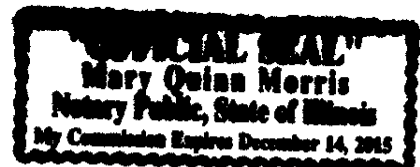
STATE OF ILLINOIS)
) ss.
 COUNTY OF COOK)

I Mary Quinn Morris a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Zachary Wagman and Barry Brandwein are personally known 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 1 day of October, 2012.

Mary Quinn Morris
Notary Public

My Commission Expires: 12-14-2015



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EXHIBIT A

THE PROPERTY

LOT SEVEN (7) IN BLOCK FOUR (4) IN HARRIET FARLIN'S SUBDIVISION OF THE WEST HALF OF THE SOUTH EAST QUARTER OF SECTION TWENTY-FIVE (25), IN TOWNSHIP FORTY (40) NORTH, RANGE THIRTEEN (13), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

The Real Property or its address is commonly known as 2746 W. FULLERTON AVE., CHICAGO, IL 60647. The Real Property tax identification number is 13-25-424-031-0000

Property of Cook County Clerk's Office