



Doc#: 1303210106 Fee: \$50.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/01/2013 12:14 PM Pg: 1 of 7

AMENDMENT NO. 1 TO CONTINUING COLLATERAL MORTGAGE

This Amendment No. 1 to Continuing Collateral Mortgage ("Amendment") is made on January 3, 2013 by and between **Lakeshore Distribution, LLC**, a Michigan limited liability company, whose address is 12225 Stephens Road, Warren, Michigan 48089 ("**Mortgagor**") and **Comerica Bank**, a Michigan banking corporation, with an office at 500 Woodward Ave., Detroit, Michigan 48226 ("**Mortgagee**").

WHEREAS Mortgagor executed and delivered to Mortgagee a Continuing Collateral Mortgage dated January 4, 2006, recorded on January 24, 2006 at 12:02 p.m., in Cook County Recorder of Deeds as document # 06024.03072 (the "**Mortgage**"). The Mortgage currently encumbers the property described on Exhibit A with permitted exceptions on Exhibit B attached hereto.

WHEREAS, Mortgagor and Mortgagee desire to amend the Mortgage.

NOW THEREFORE, for good and valuable consideration, receipt of which is hereby acknowledged, the parties hereby agree as follows:

1. The above recitals are true and correct.
2. Section (iii) on Page 1 of the Mortgage is hereby added immediately after Section (ii) to include in its entirety as follows:

"(iii) All obligations of Mortgagor to Mortgagee with respect to any interest rate swap agreement(s) executed by Mortgagor with respect to the loan secured by this Mortgage."

S yes  
 P 7  
 S N  
 M N  
 CC yes  
 M yes  
 NT yes

# UNOFFICIAL COPY

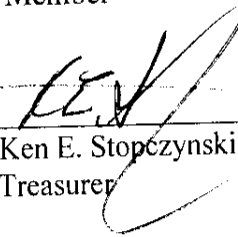
## [Amendment to Mortgage Continued Below]

- 3. Mortgagor and Mortgagee acknowledge and agree that except as expressly modified and amended hereby the Mortgage remains in full force and effect and is hereby ratified and confirmed as hereby amended.

### MORTGAGOR:

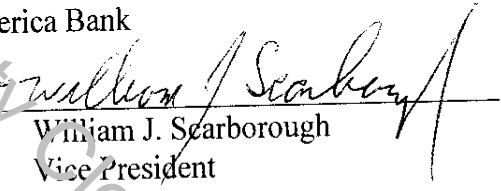
**LAKESHORE DISTRIBUTION LLC, a  
Michigan limited liability company**

By: CROWN ENTERPRISES, INC., a  
Michigan corporation  
Its: Sole Member

By:   
Ken E. Stopczynski  
Its: Treasurer

### MORTGAGEE:

Comerica Bank

By:   
William J. Scarborough  
Its: Vice President

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

STATE OF MICHIGAN )

COUNTY OF OAKLAND )

The foregoing instrument was acknowledged before me this 20 day of December, 2012 by Ken E. Stopczynski, the Treasurer of Crown Enterprises, Inc., a Michigan corporation, on behalf of the corporation, for Lakeshore Distribution, LLC.

Subscribed and sworn to me

Kathleen E. Booms

Notary Public, Oakland County, MI

Acting in Oakland County

My Commission Expires: 7/31/2017

KATHLEEN E. BOOMS  
Notary Public, Oakland County, Michigan  
Acting in Oakland County  
My Commission Expires: 07/31/2017

STATE OF MICHIGAN )

COUNTY OF OAKLAND )

The foregoing instrument was acknowledged before me this 20 day of December, 2012, by William J. Scarborough, a Vice President of Comerica Bank, a Michigan banking association on behalf of said entity.

Subscribed and sworn to me

Kathleen E. Booms

Notary Public, Oakland County, MI

Acting in Oakland County

My Commission Expires: 7/31/2017

KATHLEEN E. BOOMS  
Notary Public, Oakland County, Michigan  
Acting in Oakland County  
My Commission Expires: 07/31/2017

Drafted by ~~anderson~~  
David W. Hipp  
Bodman PLC  
201 W. Big Beaver, Suite 500  
Troy, Michigan 48084

Upon Recording, Return To:  
Stephanie Bruck/ RB  
First American Title Insurance Company  
National Commercial Services  
900 Wilshire Drive Suite 300  
Troy, MI 48084  
NCS-582108

**UNOFFICIAL COPY****EXHIBIT "A"****DESCRIPTION OF REAL ESTATE**

Property in the County of Cook, in the State of Illinois described as follows:

**PARCEL 1:**

THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 (EXCEPT THE NORTH 900 FEET THEREOF) OF SECTION 17 TOWNSHIP 39 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 (EXCEPT THE NORTH 900 FEET THEREOF) OF SECTION 17 TOWNSHIP 39 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO TOGETHER WITH THE NORTH 66 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF AFORESAID SECTION 17 TAKEN AS A TRACT, (EXCEPT THAT PART DESCRIBED AS FOLLOWS:

NOTE: FOR THE FOLLOWING COURSES THE NORTH LINE OF NORTHEAST 1/4 OF AFORESAID SECTION 17 IS CONSIDERED AS BEARING DUE WEST

COMMENCING AT POINT OF INTERSECTION OF THE SOUTHEAST CORNER OF AFORESAID NORTH 900 FEET WITH THE EAST LINE OF AFORESAID NORTHEAST 1/4 OF SECTION 17, THENCE DUE WEST IN AFORESAID SOUTH LINE OF THE NORTH 900 FEET, A DISTANCE OF 98.40 FEET TO A POINT; THENCE SOUTH 0 DEGREES 28 MINUTES WEST IN A LINE, A DISTANCE OF 60 FEET; THENCE DUE WEST IN A LINE, A DISTANCE OF 264.31 FEET TO A POINT; THENCE SOUTH 83 DEGREES 32 MINUTES 00 SECONDS WEST IN A LINE, A DISTANCE OF 272.85 FEET TO A POINT; THENCE SOUTH 1 DEGREES 41 MINUTES 00 SECONDS WEST IN A LINE, A DISTANCE OF 406.80 FEET TO A POINT IN THE SOUTH LINE OF AFORESAID NORTH 66 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE SOUTH 89 DEGREES 55 MINUTES 15 SECONDS EAST IN THE LAST DESCRIBED A DISTANCE OF 642.23 FEET MORE OR LESS TO THE SAID EAST LINE OF THE NORTHEAST 1/4 OF SECTION 17; THENCE NORTH ALONG SAID EAST LINE, A DISTANCE OF 498.35 FEET MORE OR LESS TO THE POINT OF BEGINNING

**ALSO**

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY: THE WEST 15 FEET OF THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 LYING SOUTH OF THE NORTH 900 FEET THEREOF OF SECTION 17 AFORESAID) IN COOK COUNTY ILLINOIS

**PARCEL 2:**

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT FILED AUGUST 7, 1962 AS DOCUMENT LR2048408 FOR INGRESS TO AND EGRESS FROM

# UNOFFICIAL COPY

THE PUBLIC HIGHWAY COMMONLY KNOWN AS MANNHEIM ROAD AND TO PROVIDE FOR SERVICING THE DOMINANT TENEMENT WITH UTILITIES.

Commonly Known As: 200 N. Mannheim Road, Hillside, Illinois.

Tax Lot and Block: 15-17-200-018-0000

Property of Cook County Clerk's Office

**UNOFFICIAL COPY****EXHIBIT "B"****PERMITTED EXCEPTIONS**

1. COVENANTS AND RESTRICTIONS CONTAINED IN DECLARATION FILED OCTOBER 30, 1946 AS DOCUMENT LR1123907 BY THE FIRST NATIONAL BANK OF CHICAGO AS TRUSTEE THAT NO CUT OR EXCAVATION SHALL EVER BE MADE OR PERMITTED FOR QUARRY OR MINING PURPOSES IN OR ON THE NORTH 66 FEET OF THE LAND WITHOUT WRITTEN AND RECORDED CONSENT OF THE OWNERS OF THE NORTH 900 FEET OF THE NORTHEAST 1/4 OF SECTION 17.
2. TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2 CONTAINED IN THE INSTRUMENT CREATING SUCH EASEMENT.
3. RIGHTS OF THE OWNER OR OWNERS OF THE ADJOINING LAND TO THE CONCURRENT USE OF THE EASEMENT.
4. EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY, AND/OR THEIR SUCCESSORS IN INTEREST, FOR POLE LINES, CONDUITS AND MAINTENANCE PURPOSES GRANTED BY DOCUMENT LR 2681586, RECORDED ON MARCH 23, 1973, AND THE TERMS AND CONDITIONS THEREOF.

(AFFECTS THAT PART OF THE LAND SHOWN IN SAID DOCUMENT)

5. EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY AND/OR THEIR SUCCESSORS IN INTEREST, FOR POLE LINES, CONDUITS AND MAINTENANCE PURPOSES GRANTED BY DOCUMENT LR2786019, RECORDED ON OCTOBER 4, 1974, AND THE TERMS AND CONDITIONS THEREOF.

(AFFECTS WEST 10 FEET OF THE NORTH 265 FEET)

6. EXISTING UNRECORDED LEASES, IF ANY, AND RIGHTS OF PARTIES IN POSSESSION UNDER SUCH UNRECORDED LEASES.
7. EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF LAND LYING EAST OF AND ADJOINING CREATED BY AGREEMENT FILED JULY 19, 1988 AS DOCUMENT LR3724603 OVER THE FOLLOWING.

THE PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 (EXCEPT THE NORTH 900.00 FEET THEREOF) OF SECTION 17, TOWNSHIP 39 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

# UNOFFICIAL COPY

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF AFORESAID NORTH 900.00 FEET WITH THE EAST LINE OF AFORESAID NORTHEAST 1/4; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTH 900.00 FEET OF SAID NORTHEAST 1/4, A DISTANCE OF 98.40 FEET; THENCE SOUTH 00 DEGREES 28 MINUTES 00 SECONDS WEST ALONG A LINE PARALLEL TO THE EAST LINE OF SAID NORTHEAST 1/4 FOR A DISTANCE OF 12.35 FEET FOR A PLACE OF BEGINNING; THENCE SOUTH 00 DEGREES 28 MINUTES 00 SECONDS WEST ALONG A LINE PARALLEL TO THE EAST LINE OF SAID NORTHEAST 1/4 FOR A DISTANCE OF 33.78 FEET; THENCE NORTH 87 DEGREES 54 MINUTES 26 SECONDS WEST 21.089 FEET; THENCE SOUTH 41 DEGREES 15 MINUTES 38 SECONDS WEST, 19.51 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 102.07 FEET; THENCE NORTH 15 DEGREES 34 MINUTES 23 SECONDS EAST 45.25 FEET; THENCE NORTH 88 DEGREES 08 MINUTES 12 SECONDS EAST 125.01 FEET TO THE POINT OF BEGINNING ALL IN COOK COUNTY ILLINOIS.

8. ANY LIEN, OR RIGHT TO A LIEN IN FAVOR OF A PROPERTY MANAGER EMPLOYED TO MANAGE THE LAND.
9. TERMS AND CONDITIONS OF A NO FURTHER REMEDIATION LETTER RECORDED DECEMBER 9, 1997 AS DOCUMENT 97925248.
10. TERMS AND CONDITIONS OF AN ENVIRONMENTAL DISCLOSURE DOCUMENT RECORDED AS DOCUMENT 90162538.
11. LEASE BETWEEN HOME DEPOT USA, INC. A DELAWARE CORPORATION AND CROWN ENTERPRISES, INC. A MICHIGAN CORPORATION.
12. MEMORANDUM OF AGREEMENT DATED NOVEMBER 19, 2007 AND RECORDED DECEMBER 12, 2007 AS DOCUMENT 0734622102 MADE BY THE VILLAGE OF HILLSIDE TO METRO COMMONS, LLC, AND THE TERMS, PROVISIONS AND CONDITIONS CONTAINED THEREIN.

(AFFECTS THE LAND AND OTHER PROPERTY)