

UNOFFICIAL COPY



1305916051

WHEN RECORDED MAIL TO:
LAKESIDE BANK
Loan Operations
1055 W ROOSEVELT RD
CHICAGO, IL 60608

Doc#: 1305916051 Fee: \$44.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/28/2013 02:35 PM Pg: 1 of 4

SEND TAX NOTICES TO:
LAKESIDE BANK
UIC/NEAR WEST
1055 W ROOSEVELT RD
CHICAGO, IL 60608

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:
LAKESIDE BANK
2141 S INDIANA AVENUE
CHICAGO, IL 60616

MODIFICATION OF MORTGAGE



00000000060603591022520130740 USA, LLC0000000002252013#####%%%

THIS MODIFICATION OF MORTGAGE dated February 25, 2013, is made and executed between Classic USA, LLC, whose address is 8953 Cherry Avenue, Morton Grove, IL 60053 (referred to below as "Grantor") and LAKESIDE BANK, whose address is 2141 S INDIANA AVENUE, CHICAGO, IL 60616 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated October 20, 2008 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded October 31, 2008 Document Number 0830557076.

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

LOTS 140, 141 AND 142 (EXCEPT THE EAST 20 FEET OF SAID LOTS) IN FIRST ADDITION TO CUMMINGS AND FOREMANS REAL ESTATE CORPORATION RESUBDIVISION OF PART OF MIAMI PARK IN THE WEST 1/2 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 503 South Mannheim Road, Bellwood, IL 60104. The Real Property tax identification number is 15-09-300-029-0000, 15-09-300-030-0000 and 15-09-300-031-0000.

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

UNOFFICIAL COPY**MODIFICATION OF MORTGAGE**

Loan No: 60603591

(Continued)

Page 2

To extend the maturity date to February 23, 2018 and increase the Principal to Five Hundred Three Thousand Four Hundred Twenty and 04/100(\$503,420.04).

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.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED FEBRUARY 25, 2013.

GRANTOR:

CLASSIC USA, LLC

By: 

Ameen A. Hussain, Manager/Sole Member of Classic USA, LLC

LENDER:

LAKESIDE BANK

x 

Authorized Signer

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

Loan No: 60603591

Page 3

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

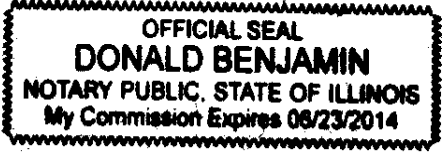
STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

On this 26TH day of FEBRUARY, 2013 before me, the undersigned Notary Public, personally appeared **Ameen A. Hussain, Manager/Sole Member of Classic USA, LLC**, and known to me to be a member or designated agent of the limited liability company that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

By *Donald Benjamin* Residing at 2141 S. INDIANA AVE., CHICAGO

Notary Public in and for the State of _____

My commission expires _____



Property of Cook County Clerk's Office

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

Loan No: 60603591

Page 4

LENDER ACKNOWLEDGMENT

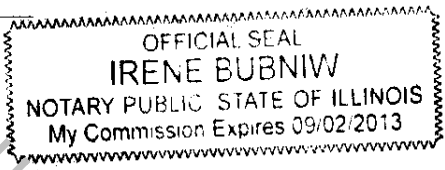
STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

On this 26TH day of FEBRUARY, 2013 before me, the undersigned Notary Public, personally appeared Donald Benjamin and known to me to be the Vice President, authorized agent for **LAKESIDE BANK** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **LAKESIDE BANK**, duly authorized by **LAKESIDE BANK** 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 **LAKESIDE BANK**.

By *Irene Bubniw* Residing at _____

Notary Public in and for the State of _____

My commission expires _____



Publicity of Cook County Clerk's Office