UNOFFICIAL COPY

PREPARED BY: PATTERSON, ROLLINS, & KURTZ, LLC R. Bruce Patterson 2401 West White Oaks Dr. Springfield, IL 62704 Doc#: 1307919106 Fee: \$42.00 RHSP Fee:\$10.00 Affidavit Fee: Karen A. Yarbrough Cook County Recorder of Deeds

Date: 03/20/2013 03:53 PM Pg: 1 of 3

WHEN RECORDED MAIL TO: PATTERSON, POLLINS, & KURTZ, LLC R. Bruce Patterson 2401 West White Gaks Dr. Springfield, IL 62704

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

MODIFICATION OF MORTGAGE

This Modification of Mortgage is made and entered into this 30th day of January. 2013, by and between SASS Orland, LLC, an Illinois limited liability company is cated at 16057 S. LaGrange Road, Orland Park, IL, (hereinafter referred to as "Mortgagor"), and SMALL BUSINESS GRO WT 1 CORPORATION (hereinafter referred to as "Mortgagee"), an agent of the UNITED STATES SMALL BUSINESS AD WINISTRATION, who maintains an office and place of business at 2401 West White Oaks Drive, Springfield, Illinois 67/104

Mortgagor and Mortgagee have originally entered in a mortgage dated <u>January 30, 2013</u>, securing a loan in the amount of \$520,000.00, (hereinafter referred to as "Mortgage"). Mortgage was recorded in the County of <u>Cook</u>, on February 5, 2013, as document number <u>1303616017</u>. The property is more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

WITTNESSETH, that for good and valuable consideration, receipt of which is hereby acknowledged, the mortgager and mortgagee agree to modify said Mortgage to specify the terms of the loan the Mortgage secures as follows:

Mortgage secures a promissory note dated <u>January 30, 2013</u> with a principal amount of \$520,000.00, at an interest rate of <u>2.25964</u>, and a maturity date of <u>March 1, 2033</u> togeton with extensions, renewals, modifications, and replacements.

Mortgagor warrants that Mortgagor is seized of the estate conveyed by the security instrum at and has the right to grant, bargain, convey, sell, and mortgage the property. Mortgagor also warrants that such same property is unencumbered, except for a prior mortgage made to <u>First Midwest Bank</u>, in amount no greater than \$720,000.00.

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 Mortgagee to this modification does not waive Mortgagee's rights to require strict performance of the Mortgage as changed above, nor obligate Mortgagee 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. It is the intention of the Mortgagee to retain as liable all parties to the Mortgage and all parties, makers and endorsers to the note,

1307919106 Page: 2 of 3

UNOFFICIAL COPY

including accommodation parties, unless a party is expressly released by Mortgagee 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 Mortgagee 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 such subsequent actions.

SASS ORLAND, LLC BY: SASS, LLC SRC PARTNERS, LLC MANAGER OF SASS, LLC 500 OF Scott Hagge, Manager of SRC Partners LLC Ronald Formento, Manager of SRC Partners LLC STATE OF ILLINOIS COUNTY OF Relage SLOWN C Pippenger a Nor ry Public in and for said County in the State aforesaid, DO HEREBY CERTIFY, that Scott Hagge and Ronald Form ent as the Managers of SRC Partners LLC, a Delaware Limited Liability Company, who is the Manager of SASS, LYC, a Delaware Limited Liability Company, Agent of SASS Orland, LLC, an Illinois Limited Liability Company are personally known to me to be the same persons whose names are subscribed to the foregoing instrument and as such Mansons of SRC Partners LLC they appeared before me this day in person, and acknowledged that they signed and delivered ness id Instrument as their own free and voluntary act of said SASS Orland, LLC for the uses and purposes therein set for in.

GIVEN under my hand and Notarial Seai this_

OFFICIAL SEAL

SUSAN C PIPPENGER NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:08/24/14

1307919106 Page: 3 of 3

UNOFFICIAL COPY

EXHIBIT "A"

PARCEL 1:

LOT 5 IN SUMMIT PARK, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED OCTOBER 22, 2004 AS DOCUMENT NUMBER 0429627111, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

PERPETUAL, NON-EXCLUSIVE EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR THE PASSAGE AND PARKING OF VEHICLES OVER AND ACROSS THE PARKING AND DRIVEWAY AREAS AND FOR THE PASSAGE AND ACCOMMODATION OF PEDESTRIANS OVER AND ACROSS THE PARKING, DRIVEN AV AND SIDEWALK AREAS OF THE DEVELOPER TRACT AS DEFINED AND DESCRIBED IN DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS MADE BY SUMMIT DEVELOPMENT GROUP, LLC DATED DECEMBER 22, 2003 AND RECORDED DECEMBER 29, 2003 AS DOCUMENT 033637./052 AND RE-RECORDED OCTOBER 14, 2004 AS DOCUMENT 0428827163

ORA.

OHNEY COMPASSORES

OFFICE COMMONLY KNOWN AS: 16057 S. L \GRANGE ROAD, ORLAND PARK, ILLINOIS 60467

PIN: 27-22-102-047-0000