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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

PREPARED BY:
PATTERSON, ROLLINS, & KURTZ, LLC
R. Bruce Patterson
2401 West White Oaks Dr.
Springfield, IL 62704

WHEN RECORDED MAIL TO:
PATTERSON, ROLLINS, & KURTZ, LLC
R. Bruce Patterson
2401 West White Oaks 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 located at 16057 S. LaGrange Road, Orland Park, IL, (hereinafter referred to as "Mortgagor"), and SMALL BUSINESS GROWTH CORPORATION (hereinafter referred to as "Mortgagee"), an agent of the UNITED STATES SMALL BUSINESS ADMINISTRATION, who maintains an office and place of business at 2401 West White Oaks Drive, Springfield, Illinois 62704.

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

SEE ATTACHED EXHIBIT "A"

WITNESSETH, that for good and valuable consideration, receipt of which is hereby acknowledged, the mortgagor 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 January 30, 2013 with a principal amount of \$520,000.00, at an interest rate of 2.25964, and a maturity date of March 1, 2033 together with extensions, renewals, modifications, and replacements.

Mortgagor warrants that Mortgagor is seized of the estate conveyed by the security instrument 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 First Midwest Bank, 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,

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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, DRIVEWAY 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 0336327052 AND RE-RECORDED OCTOBER 14, 2004 AS DOCUMENT 0428827163

COMMONLY KNOWN AS: 16057 S. LAGRANGE ROAD, ORLAND PARK, ILLINOIS 60467
PIN: 27-22-102-047-0000

Cook County Clerk's Office