

UNOFFICIAL COPY

RECORDATION REQUESTED BY:
FIRST NATIONS BANK
7757 W. DEVON AVENUE
CHICAGO, IL 60631-1509



Doc#: 1319018004 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/09/2013 08:18 AM Pg: 1 of 5

WHEN RECORDED MAIL TO:
FIRST NATIONS BANK
7757 W. DEVON AVENUE
CHICAGO, IL 60631-1509

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:
FIRST NATIONS BANK
7757 W. DEVON AVENUE
CHICAGO, IL 60631-1509

Old Republic National Title Insurance Company
20 South Clark Street
Suite 2000
Chicago, IL 60603

A-6262013*4

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated May 29, 2013, is made and executed between A&D DEVELOPMENT LLC, whose address is 416 WEST HIGGINS, PARK RIDGE, IL 60068 (referred to below as "Grantor") and FIRST NATIONS BANK, whose address is 7757 W. DEVON AVENUE, CHICAGO, IL 60631-1509 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated March 13, 2007 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

MORTGAGE RECORDED AT THE COOK COUNTY RECORDER OF DEEDS ON MARCH 15, 2007 AS DOCUMENT NUMBER 0707435189.

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

See SEE ATTACHED EXHIBIT "A", which is attached to this Modification and made a part of this Modification as if fully set forth herein.

The Real Property or its address is commonly known as 6487-6501 N NORTHWEST HIGHWAY, CHICAGO, IL. The Real Property tax identification number is 09-36-419-054-0000; 09-36-419-055-0000; 09-36-419-056-0000; 09-36-419-057-0000; 09-36-419-097-0000.

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

EFFECTIVE JUNE 13, 2013, EXTEND MATURITY DATE TO JUNE 13, 2018 AND REDUCE INTEREST RATE TO 4.25%, WITH PRINCIPAL AND INTEREST PAYMENTS TO REMAIN THE SAME. ALL OTHER TERMS AND CONDITIONS REMAIN THE SAME.

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

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

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 MAY 29, 2013.

GRANTOR:

A&D DEVELOPMENT LLC

By: Leonard Di Cristofano
LEONARD DI CRISTOFANO, Member of A&D DEVELOPMENT LLC

By: Celeste Di Cristofano
CELESTE DI CRISTOFANO Member of A&D DEVELOPMENT LLC

LENDER:

FIRST NATIONS BANK

x Debbie Ann Sp. Op.
Authorized Signer

Property of Cook County Clerk's Office

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

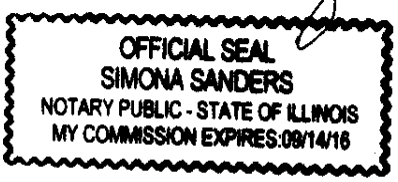
LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF IL)
)
) SS
 COUNTY OF Cook)

On this 29th day of May, 2013 before me, the undersigned Notary Public, personally appeared **LEONARD DI CRISTOFANO, Member of A&D DEVELOPMENT LLC and CELESTE DI CRISTOFANO, Member of A&D DEVELOPMENT LLC**, and known to me to be members or designated agents 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 they are authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

By *Simon Sanders* Residing at *Chicago*
 Notary Public in and for the State of *IL*

My commission expires _____



County Clerk's Office

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

LENDER ACKNOWLEDGMENT

STATE OF IL)
)
) SS
 COUNTY OF Cook)

On this 25th day of May, 2013 before me, the undersigned Notary Public, personally appeared Debbie Skum and known to me to be the LO Operator, authorized agent for **FIRST NATIONS BANK** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **FIRST NATIONS BANK**, duly authorized by **FIRST NATIONS 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 **FIRST NATIONS BANK**.

By Simona Sanders Residing at Chicago

Notary Public in and for the State of IL

My commission expires _____



Cook County Clerk's Office

EXHIBIT 'A'

(LEGAL DESCRIPTION)

PARCEL 1: LOT 13 IN OWNERS DIVISION IN THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING A RESUBDIVISION OF LOTS 15 AND 16 IN BLUME'S SUBDIVISION IN THE EAST 1/2 OF THE SW4 OF SECTION 36 LYING NORTH OF RAILROAD IN TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 1 IN SUERTH'S RESUBDIVISION OF PART OF LOTS 4 AND 5 IN THE SUBDIVISION OF THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF RAILROAD, ACCORDING TO PLAT OF SUERTH'S RESUBDIVISION REGISTERED APRIL 22, 1958, AS DOCUMENT 179185, IN COOK COUNTY, ILLINOIS.

PARCEL 3: LOT 16 (EXCEPT THE WEST 10 FEET THEREOF) AND THE WEST 20 FEET OF LOT 15 IN OWNERS DIVISION IN THE SOUTH EAST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING A RESUBDIVISION OF LOTS 15 AND 16 IN BLUME'S SUBDIVISION OF LOTS 1, 2, 3, 4, 5 AND 6 OF BLOCK 25 AND PART OF BLOCK 26 OF EDISON PARK AND PART OF LOT 2 OF THE SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 36 LYING NORTH OF RAILROAD AND A RESUBDIVISION OF PART OF LOT 2, LOT 3 AND THE WESTERLY 2/3RDS OF LOT 4 IN THE SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 36 LYING NORTH OF THE RAILROAD ALL IN SECTION 36, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4: LOT 14 AND THE WEST 10 FEET OF LOT 15 IN OWNERS DIVISION IN THE SOUTH EAST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING A RESUBDIVISION OF LOTS 15 AND 16 IN BLUME'S SUBDIVISION OF LOTS 1, 2, 3, 4, 5 AND 6 OF BLOCK 25 AND PART OF BLOCK 26 OF EDISON PARK AND PART OF LOT 2 OF THE SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 36 LYING NORTH OF RAILROAD AND A RESUBDIVISION OF PART OF LOT 2, LOT 3 AND THE WESTERLY 2/3RDS OF LOT 4 IN THE SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 36 LYING NORTH OF THE RAILROAD ALL IN SECTION 36, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5: LOT 16 (EXCEPT THE WEST 20 FEET THEREOF) AND ALL OF LOT 17 IN OWNERS DIVISION IN THE SOUTH EAST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING A RESUBDIVISION OF LOTS 15 AND 16 IN BLUME'S SUBDIVISION OF LOTS 1, 2, 3, 4, 5 AND 6 OF BLOCK 25 AND PART OF BLOCK 26 OF EDISON PARK AND PART OF LOT 2 OF THE SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 36 LYING NORTH OF RAILROAD AND A RESUBDIVISION OF PART OF LOT 2, LOT 3 AND THE WESTERLY 2/3RDS OF LOT 4 IN THE SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 36 LYING NORTH OF THE RAILROAD ALL IN SECTION 36, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

09-36-419-054

-055

-056

-057

-097