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Beverly Bank & Trust Company, N.A.
10258 S. Western Ave.
Chicago, IL 60643



Doc#: 1319112409 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/10/2013 02:46 PM Pg: 1 of 5

Box for Recorder's Use
Only

MODIFICATION OF MORTGAGE

This Modification of Mortgage is dated as of this 10th day of May, 2013 and is made between Winick Property Development, LLC, a Delaware limited liability company ("Grantor") and Beverly Bank & Trust Company, N. A. as Successor In Interest to Hyde Park Bank and Trust Company ("Lender").

UNDERSTANDINGS

A. Grantor executed a Mortgage in favor of Lender dated as of July 22, 2008 and recorded October 3, 2008 with the Cook County Recorder of Deeds as Document No. 0827733048 ("Mortgage") encumbering the real estate described on Exhibit A attached thereto and made a part thereof.

B. The Mortgage secures the indebtedness, obligations and liabilities of Grantor pursuant to a Promissory Note in the principal amount of \$323,263.67 dated July 22, 2008 payable to Lender ("Note").

C. The Note matures and is payable in full on July 22, 2013.

D. The Grantor and Lender wish to extend the maturity of the Note and adjust the interest rate and payment terms.

NOW, THEREFORE, in consideration of the UNDERSTANDINGS set forth above, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Lender agree as follows:

1. The definition of the word "Note" on Page 12 of the Mortgage is hereby deleted in its entirety and the following is substituted in its place:

S ~~X~~
P 5
S ~~N~~
SC ~~1/2~~
IN ~~R~~

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"Note. The word "Note" means the promissory note dated May 10, 2013, in the original principal amount of \$289,195.94 from Grantor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement. The interest rate on the Note is 3.80%. Payments on the Note are to be made in accordance with the following payment schedule: in 59 regular payments of \$1,728.56 each and one irregular last payment estimated at \$237,708.54. Grantor's first payment is due May 22, 2013, and all subsequent payments are due on the same day of each month after that. Grantor's final payment will be due on April 22, 2018, and will be for all principal and all accrued interest not yet paid. Payments include principal and interest."

2. In all other respects, the Mortgage shall remain unchanged and in full force and effect.

GRANTOR:

WINICK PROPERTY DEVELOPMENT, LLC
A Delaware limited liability company

By: ICM Properties, Inc., an Illinois corporation
Sole Manager

By: Adrian H. Winick
Adrian H. Winick
President

LENDER:

BEVERLY BANK & TRUST COMPANY,
N.A. AS SUCCESSOR IN INTEREST TO
HYDE PARK BANK AND TRUST
COMPANY

By: [Signature]
Its: EVP

This document has been prepared by
and should be returned to :

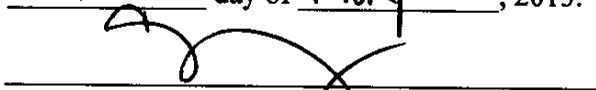
Paul J. Richer
Kelly, Olson, Michod, DeHaan & Richter, L.L.C.
333 West Wacker Drive
Suite 2000
Chicago, IL 60606
(312) 236-6700

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Siobhan Lally a Notary Public in and for the County and State aforesaid, do hereby certify that Adrian H. Winick personally known to me to be the same person whose name is as President of ICM Properties, Inc., an Illinois corporation, Sole Manager of Southport Properties, LLC, a Delaware limited liability company subscribed to the foregoing instrument, appeared before me this day in person and acknowledged to me that he, being thereunto duly authorized, signed and delivered said instrument as his own free and voluntary act and as the free and voluntary act of said corporation and limited liability company for the uses and purposes therein set forth.

GIVEN my hand and notary seal this 10 day of MAY, 2013.



Notary Public

My commission expires: 06-11-2013



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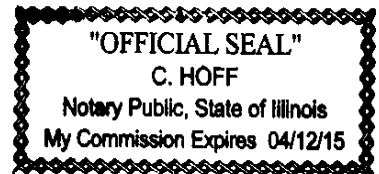
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, C. Hoff, a Notary Public in and for the County and State aforesaid, do hereby certify that Louis V. Leonard, III, a EVP of Beverly Bank & Trust Company, N. A. as Successor In Interest to Hyde Park Bank and Trust Company, a banking association, subscribed to the foregoing instrument, appeared before me this day in person and acknowledged to me that he, being thereunto duly authorized, signed and delivered said instrument as his own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 1 day of JULY, 2013.

[Signature]
NOTARY PUBLIC

My Commission Expires: 4/12/15



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EXHIBIT A

3051 N. RACINE

LOT 44 IN THE SUBDIVISION OF BLOCK 5 IN THE SUBDIVISION OF BLOCK 2 AND 3 IN CANEL TRUSTEES SUBDIVISION OF THE EAST ½ OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 3051 N. Racine
Chicago, Illinois 60657

P.I.N.: 14-29-207-004-0000