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FIRST NATIONS BANK
7757 W. DEVON AVENUE
CHICAGO, IL 60631-1509



Doc#: 1328845009 Fee: \$44.00
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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/15/2013 08:38 AM Pg: 1 of 4

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FIRST NATIONS BANK
7757 W. DEVON AVENUE
CHICAGO, IL 60631-1509

SEND TAX NOTICES TO:
FIRST NATIONS BANK
7757 W. DEVON AVENUE
CHICAGO, IL 60631-1509

FOR RECORDER'S USE ONLY

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A-92013 2/4

This Modification of Mortgage prepared by:
TED ANSANI, 11051726-1
FIRST NATIONS BANK
7757 W. DEVON AVENUE
CHICAGO, IL 60631-1509

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated September 1, 2013, is made and executed between TRINACRIA LLC, whose address is 1100 LANDMEIER RD, ELK GROVE VILLAGE, IL 60007 (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 August 29, 2008 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows.

RECORDED ON SEPTEMBER 8TH, 2008 IN COOK COUNTY WITH DOCUMENT NUMBERS 0825233047 & 0825233048.

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

LOT 355 IN CENTEX INDUSTRIAL PARK UNIT 215, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JUNE 6, 1977 AS DOCUMENT 23954432 ALL IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 675 GREENLEAF AVE, ELK GROVE VILLAGE, IL 60007. The Real Property tax identification number is 08-34-101-042-0000.

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

EXTENDED MATURITY DATE BY FIVE YEARS UNTIL SEPTEMBER 1ST 2018 AND DECREASED THE INTEREST RATE FROM 5.50% FIXED TO 4.15% FIXED ALL OTHER TERMS AND CONDITIONS REMAIN THE SAME. All parties acknowledge that the property has been conveyed from Parkway Bank and Trust Company Trust 14437 to TRINACRIA, LLC. In consideration for not calling the loan due in full upon such transfer, TRINACRIA, LLC agrees to be added as a Borrower to this Note, to be fully liable, joint and severally for this debt, as evidenced by the original Mortgage and Assignment of Rents dated AUGUST 29, 2008 and recorded SEPTEMBER 8, 2008 as document number 0825233047 & 0825233048 and Assignment of Rents dated APRIL 17, 2012 and recorded AUGUST 10, 2012 as document number

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MODIFICATION OF MORTGAGE (Continued)

1222319019. Promissory Note and related documents of even date. Further, TRINACRIA, LLC acknowledges that its Managers have reviewed said original loan documents and agree to be bound by all terms and conditions therein.

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 SEPTEMBER 1, 2013.

GRANTOR:


TRINACRIA LLC

By: 
VIRGINA GULLO-CIACCIO, Manager of TRINACRIA LLC

By: 
MARIANN GULLO-KREWENKA, Manager of TRINACRIA LLC

LENDER:

FIRST NATIONS BANK

x 
Authorized Signer

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MODIFICATION OF MORTGAGE (Continued)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois)
)
 COUNTY OF Cook) SS
)

On this 21TH day of August, 2013 before me, the undersigned Notary Public, personally appeared **VIRGINA GULLO-CIACCIO, Manager of TRINACRIA LLC** and **MARIANN GULLO-KREWENKA, Manager of TRINACRIA 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 Jane B Zakrzewski Residing at Elk Grove Village, Ill
 Notary Public in and for the State of Illinois
 My commission expires 3-20-17



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MODIFICATION OF MORTGAGE (Continued)

LENDER ACKNOWLEDGMENT

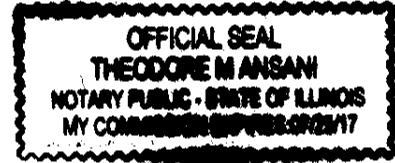
STATE OF IL)
) SS
 COUNTY OF Cook)

On this 27th day of August 2013 before me, the undersigned Notary Public, personally appeared Deborah Renee and known to me to be the Loan officer, 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 [Signature] Residing at Park Ridge

Notary Public in and for the State of IL

My commission expires 7/25/17



Cook County Clerk's Office