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RECORDATION REQUESTED BY:
Merchants and Manufacturers
Bank
Commercial Banking Division
One Mid America Plaza - Suite
140
Oakbrook Terrace, IL 60181



Doc#: 1329516034 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/22/2013 11:55 AM Pg: 1 of 4

WHEN RECORDED MAIL TO:
Merchants and Manufacturers
Bank
Commercial Banking Division
One Mid America Plaza - Suite
140
Oakbrook Terrace, IL 60181

FOR RECORDER'S USE ONLY

Accom. 41

This Modification of Mortgage prepared by:
Merchants and Manufacturers Bank
One Mid America Plaza - Suite 140
Oakbrook Terrace, IL 60181

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated September 2, 2013, is made and executed between 1205 Pleasant LLC, whose address is 560 Green Bay Road, Suite 405, Winnetka, IL 60093 (referred to below as "Grantor") and Merchants and Manufacturers Bank, whose address is One Mid America Plaza - Suite 140, Oakbrook Terrace, IL 60181 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated August 31, 2011 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Mortgage recorded September 6, 2011 in the office of the Cook County Recorder as Document #1124950046.

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

THAT PART OF LOT 48 LYING WESTERLY OF A STRAIGHT LINE THAT INTERSECTS AND IS PERPENDICULAR TO THE SOUTHERLY LINE OF SAID LOT AT A POINT ON SAID SOUTHERLY LINE 80 FEET EASTERLY OF THE SOUTHWESTERLY CORNER OF SAID LOT 48 IN GLEN OAK ACRES BEING A SUBDIVISION IN THE WEST 1/2 OF THE WEST 1/2 OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 1205 Pleasant Lane, Glenview, IL 60025. The Real Property tax identification number is 04-25-115-031-0000.

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

Increase Principal Amount from \$300,000.00 to \$350,000.00.

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain

UNOFFICIAL COPY**MODIFICATION OF MORTGAGE
(Continued)**

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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.

CROSS COLLATERALIZATION. In addition to the Promissory Note, this Mortgage also secures all obligations, debts and liabilities, plus interest thereon, of either Grantor or Borrower to Lender, or any one or more of them, as well as all claims by Lender against Borrower and Grantor or any one or more of them, whether now existing or hereafter arising, whether related or unrelated to the purpose of the Promissory Note, Mortgage or any agreement whether voluntary or otherwise, whether due or not due, direct or indirect, determined or undetermined, absolute or contingent, liquidated or unliquidated, whether Borrower or Grantor may be liable individually or jointly with others, whether obligated as guarantor, surety, accommodation party or otherwise, and whether recovery upon such amounts may be or hereafter may become barred by any statute of limitations, and whether the obligation to repay such amounts may be or hereafter may become otherwise unenforceable.

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 2, 2013.

GRANTOR:

1205 PLEASANT LLC

By: 

John D. Dragic, Manager of 1205 Pleasant LLC

LENDER:

MERCHANTS AND MANUFACTURERS BANK

x 

Authorized Signer

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MODIFICATION OF MORTGAGE (Continued)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF IL)
) SS
COUNTY OF LAKE)

On this 2nd day of September, 2013 before me, the undersigned Notary Public, personally appeared John D. Dragic, Manager of 1205 Pleasant LLC, and known to me to be a member or designated agent 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 he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

By [Signature] Residing at 804 Judson Ave
Highland Park, IL
60035
Notary Public in and for the State of IL
My commission expires 6-4-14



Notary's Office

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MODIFICATION OF MORTGAGE (Continued)

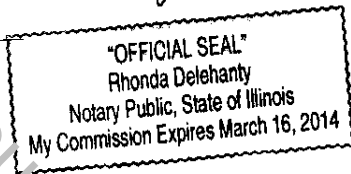
LENDER ACKNOWLEDGMENT

STATE OF Illinois)
) SS
 COUNTY OF Will)

On this 24th day of September, 2013 before me, the undersigned Notary Public, personally appeared Daniel Scott and known to me to be the Vice President, authorized agent for **Merchants and Manufacturers Bank** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Merchants and Manufacturers Bank**, duly authorized by **Merchants and Manufacturers 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 **Merchants and Manufacturers Bank**.

By Rhonda Delehanty Residing at Joliet, Ill.
 Notary Public in and for the State of Illinois

My commission expires 3-16-2014



Cook County Clerk's Office