

WHEN RECORDED MAIL TO:
FIRSTMERIT BANK, N.A.
Business Credit Services
#90301
106 South Main Street
Akron, OH 44308

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:
FIRSTMERIT BANK, N.A., COMMERCIAL CREDIT SERVICES - CHI943

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated April 2, 2014, is made and executed between PJMK PROPERTIES, LLC AN ILLINOIS LIMITED LIABILITY COMPANY, AS TO PARCEL 1, whose address is 8050 AUSTIN AVENUE, MORTON GROVE, IL 60053 and K.D. KIDS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AS TO PARCELS 2, 3, AND 4, whose address is 710 WINSTON AVENUE, EIK GROVE VILLAGE, IL 60007 (referred to below as "Grantor") and FIRSTMERIT BANK, N.A., whose address is 106 South Main Street, Akron, OH 44308 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated March 27, 2012 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

MORTGAGE AND ASSIGNMENT OF RENTS RECORDED APRIL 19, 2012 AS DOCUMENT NO. 1211012035 AND DOCUMENT NO. 1211012036, RESPECTIVELY, IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS.

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

See 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 8050 AUSTIN AVENUE, MORTON GROVE, IL 60053. The Real Property tax identification number is 10-20-302-040-0000; 10-20-302-019-0000; 10-20-302-026-0000; 10-20-302-017-0000 AND 10-20-302-035-0000.

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

THE SECTION ENTITLED "MAXIMUM LIEN" IS HEREBY REPLACED ON SAID MORTGAGE AND READS AS FOLLOWS:

AT NO TIME SHALL THE PRINCIPAL AMOUNT OF INDEBTEDNESS SECURED BY THE MORTGAGE, NOT INCLUDING SUMS ADVANCED TO PROTECT THE SECURITY OF THE MORTGAGE, EXCEED

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

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\$1,500,000.00.

ALL OTHER TERMS AND CONDITIONS REMAIN THE SAME.

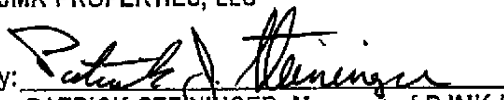
CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by Lender to this Modification does not waive Lender's right 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 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 APRIL 2, 2014.

GRANTOR:

PJMK PROPERTIES, LLC

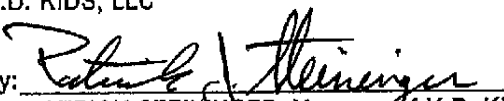
By:



PATRICK STEINGER, Manager of PJMK PROPERTIES, LLC

K.D. KIDS, LLC

By:



PATRICK STEINGER, Manager of K.D. KIDS, LLC

LENDER:

FIRSTMERIT BANK, N.A.

X



Authorized Officer

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MODIFICATION OF MORTGAGE (Continued)

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 16th day of April, 2014 before me, the undersigned Notary Public, personally appeared **PATRICK STEININGER**, Manager of **PJKM PROPERTIES, 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 Elaine Sack Residing at 8050 Austin Ave, Morton Grove, IL

Notary Public in and for the State of Illinois

My commission expires 9-27-16



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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 16th day of April, 2014 before me, the undersigned Notary Public, personally appeared PATRICK STEININGER, Manager of K.D. KIDS, 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 Elaine Sack Residing at 8050 Austin Ave, Morton Grove, Ill

Notary Public in and for the State of Illinois

My commission expires 9-27-16



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5. THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THE SOUTH 100 FEET OF THE NORTH 274.9376 FEET OF THE EAST 4 ACRES OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTH WEST QUARTER OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THE EAST 33 FEET.

THE SOUTH 5 FEET OF THE NORTH 174.9376 FEET OF THE EAST 4 ACRES OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTH WEST QUARTER OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THE EAST 33 FEET.

THE NORTH 60 FEET OF THE SOUTH 65 FEET OF THE NORTH 174.9376 FEET OF THE EAST 4 ACRES OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTH WEST QUARTER OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THE EAST 33 FEET.

(PARCEL 1 AFFECTS PARCEL NUMBER: 10-20-302-040-0000)

PARCEL 2:

THAT PART OF THE SOUTH 110.0 FEET OF THE NORTH 384.94 FEET OF THE EAST 4 ACRES OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF THE SOUTH 110.0 FEET OF THE NORTH 384.96 FEET OF THE EAST 4 ACRES OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, THE POINT BEGINNING, THENCE PROCEEDING EASTERLY ALONG THE SOUTH LINE OF AFORESAID NORTH 110.0 FEET OF THE NORTH 384.94 FEET 4.50 FEET TO A POINT; THENCE PROCEEDING NORTHERLY 90 DEGREES 00 MINUTES CLOCKWISE FROM THE SOUTHWEST CORNER AFORESAID, 74.82 FEET TO A POINT; THENCE PROCEEDING WESTERLY 90 DEGREES 57 MINUTES CLOCKWISE FROM PREVIOUS LINE, 3.25 FEET TO A POINT; THENCE PROCEEDING SOUTHERLY 90 DEGREES 57 MINUTES FROM THE PREVIOUS LINE, 74.82 FEET TO THE POINT OF BEGINNING IN SECTION 20, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

AND

THE SOUTH 110.0 FEET OF THE NORTH 384.9376 FEET OF THE EAST 4 ACRES OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTH WEST QUARTER (EXCEPT THE EAST 33 FEET THEREOF AND EXCEPT A TRACT OF LAND DESCRIBED AS FOLLOWS: FROM THE SOUTH WEST CORNER OF THE SOUTH 110.00 FEET OF THE NORTH 384.9376 FEET AFORESAID, BEING THE POINT OF BEGINNING; THENCE PROCEEDING EASTERLY ALONG THE SOUTH LINE 4.50 FEET; THENCE PROCEEDING NORTHERLY 90 DEGREES, 00 MINUTES CLOCKWISE FROM THE SOUTH WEST CORNER AFORESAID 74.82 FEET TO A POINT; THENCE PROCEEDING WESTERLY 90 DEGREES 57 MINUTES CLOCKWISE FROM THE PREVIOUS LINE 3.35 FEET TO A POINT; THENCE PROCEEDING SOUTHERLY 90 DEGREES 57 MINUTES FROM THE PREVIOUS LINE, 74.82 FEET TO THE POINT OF BEGINNING) OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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LENDER ACKNOWLEDGMENT

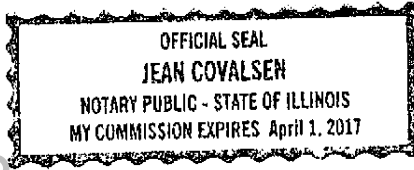
STATE OF Illinois)
)
 COUNTY OF Cook) SS
)

On this 15th day of April, 2014 before me, the undersigned Notary Public, personally appeared Mark Meuser and known to me to be the Sr. Vice President authorized agent for FIRSTMERIT BANK, N.A. that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of FIRSTMERIT BANK, N.A., duly authorized by FIRSTMERIT BANK, N.A. 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 FIRSTMERIT BANK, N.A..

By Jean Covalsen Residing at 678 Lee St - Des Plaines IL

Notary Public in and for the State of Illinois

My commission expires 4-1-2017



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EXHIBIT A CONTINUED
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5. THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS (CONTINUED):

(PARCEL 2 AFFECTS PARCEL NUMBERS: 10-20-302-019-0000 AND 10-20-302-026-0000)

PARCEL 3:

A TRACT OF LAND DESCRIBED AS FOLLOWS: THE WEST 1.5 ACRES OF THE EAST 5.5 ACRES (EXCEPT THE NORTH 310.0 FEET AND EXCEPT THE SOUTH 50 FEET) OF THAT PART OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

(PARCEL 3 AFFECTS PARCEL NUMBER: 10-20-302-017-0000)

PARCEL 4:

THE SOUTH 1/2 OF THE SOUTH 1/2 (EXCEPT THE NORTH 384.94 FEET AND ALSO EXCEPT THE SOUTH 158 FEET THEREOF) OF THE EAST 264.27 FEET (EXCEPT THE EAST 33 FEET THEREOF) OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

(PARCEL 4 AFFECTS PARCEL NUMBER: 10-20-302-035-0000)

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