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Illinois Anti-Predatory Lending Database Program

Certificate of Exemption

Doc#: 1515333023 Fee: \$52.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/02/2015 09:22 AM Pg: 1 of 8

AMERICAN TITLE order # 260810930

Report Mortgage Fraud
800-532-8785

The property identified as: PIN: 09-23-316-056-0000

Address:

Street: 1221 Beau Drive

Street line 2:

City: Park Ridge

State: IL

ZIP Code: 60068

Lender: Park Ridge Community Bank

Borrower: Thomas W Brown, Michelle Brown and 1221 Beau Drive, Inc.

Loan / Mortgage Amount: \$50,000.00

This property is located within the program area and the transaction is exempt from the requirements of 765 ILCS 77/70 et seq. because the application was taken by an exempt entity.

P
S
SC
INT
Y
B
N
Y
ID

Certificate number: 1CD93325-6831-4C1A-B3C6-D00023D522E3

Execution date: 05/08/2015

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FIRST AMERICAN TITLE
FILE # 2608693A

MODIFICATION OF CREDIT AGREEMENT & MORTGAGE

This modification of Credit Agreement and Mortgage ("Agreement") is entered into as of the 8th day of May, 2015, by and between Park Ridge Community Bank ("Lender") and Thomas W. Brown, Michelle Brown and 1221 Beau Drive, Inc., an Illinois Corporation (individually and collectively, the "Borrower").

WHEREAS, Lender, has loaned to Borrower the sum of no more than Thirty Thousand and 00/100ths Dollars (\$30,000.00) at any time, (the "Loan") as evidenced by a Credit Agreement dated January 16, 2015 (the "Note"), and secured in part by a Mortgage dated January 16, 2015 and recorded in the office of the Cook County Recorder, Illinois, as Document Number 1502601066 (the "Collateral Document(s)"). The real estate related Collateral Document(s) cover the following described premises:

PARCEL 1: LOT 1 IN BLOCK 9 IN BEAU RIDGE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 2, 1984 AS DOCUMENT NUMBER 27321778, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER OUTLOT "A" AS SET FORTH IN DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NUMBER 85-223301.

COMMON ADDRESS: 1221 BEAU DRIVE, PARK RIDGE, IL 60068.

PERMANENT TAX NUMBER: 09-23-316-056-0000 VOL. 092.

WHEREAS, the Borrower has requested, and Lender has agreed to a modification of certain of the terms and conditions of the aforesaid Loan,

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree to modify the Note and Collateral Document(s) as follows:

1. The Recitals set forth above are fully incorporated by reference herein.

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2. The unpaid principal balance of the Note is currently Twenty Nine Thousand Nine Hundred Seventy One and 85/100ths Dollars (\$29,971.85).
3. The Credit Limit (as defined in the Note) on the subject line of credit is hereby increased from \$30,000.00 to \$50,000.00
4. The definition of the "Credit Agreement" in the Collateral Document(s) is amended by deleting "30,000.00" and substituting "50,000.00".
5. The maximum principal amount of Indebtedness secured by the Mortgage, as set forth in the Mortgage, is increased to \$50,000.00.
6. Borrower also grants Lender a security interest in any deposit accounts that Borrower (or any of them) have now or in the future with Lender. If a regular payment on the Note is not received within 10 days after the "Payment Due Date" shown on the periodic statement or as stated in the Note it is deemed delinquent and, Borrower acknowledges that Lender may withdraw funds from any of Borrower's deposit accounts to pay a delinquent Regular Payment. However, Lender has no obligation to use funds in Borrower's deposit accounts to pay a delinquent Regular Payment, and if Lender does not use funds in Borrower's deposit accounts to pay a delinquent Regular Payment, Lender can enforce any of the "Lender's Rights" set forth in the Note or Collateral Documents.
7. Borrower further agrees to pay any and all costs including reasonable attorney's fees which have been paid or incurred or may in the future be paid or incurred, by or on behalf of the Lender, in connection the Loan or with any lawsuit, arbitration or matter of any kind involving Borrower and to which Lender is made a party, all of which costs shall be secured by any and all property that secures repayment of the Note.

All other terms and conditions of the Note, the aforesaid Collateral Document(s), and other documents executed pursuant to the Loan, are hereby incorporated by reference and in all respects, except as hereby modified, shall remain unchanged and continue in full force and effect.

Borrower represents and warrants that (a) there has been no default under the Note, Collateral Document(s) or any other Loan document, nor has there been an event, which if continuing, might mature into a default; (b) there has been no adverse change in the financial condition of the Borrower, or any of them, or any other person(s) or entity(s) that are obligated on the Loan, whether directly or indirectly, absolutely or contingently, jointly or severally, or jointly and severally; and (c) there has been no diminution in the value of the mortgaged property or any other property securing the Loan.

Borrower, by execution of this Agreement, hereby reaffirms, assumes and agrees to be bound by all of the obligations, duties, rights, representations, warranties, covenants, terms and conditions that are contained in the Note, the Collateral Document(s), or any other Loan documents.

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IN WITNESS WHEREOF, the parties hereto have signed, sealed and delivered this Agreement as of the 8th day of May, 2015.

BORROWER:

X *Thomas W. Brown*
Thomas W. Brown, Individually

X *Michelle Brown*
Michelle Brown, Individually

1221 BEAU DRIVE, INC., AN ILLINOIS CORPORATION

By: *Thomas W. Brown*
Thomas W. Brown, President of 1221
Beau Drive, Inc., an Illinois Corporation

By: *Michelle Brown*
Michelle Brown, Secretary of 1221 Beau
Drive, Inc., an Illinois Corporation

GRANTOR:

1221 BEAU DRIVE, INC., AN ILLINOIS CORPORATION

By: *Thomas W. Brown*
Thomas W. Brown, President of 1221
Beau Drive, Inc., an Illinois Corporation

By: *Michelle Brown*
Michelle Brown, Secretary of 1221 Beau
Drive, Inc., an Illinois Corporation

PARK RIDGE COMMUNITY BANK

By: _____
Geraldine Cooper, Vice President

Attest: _____
Mark A. Cisek, Assistant Vice President

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IN WITNESS WHEREOF, the parties hereto have signed, sealed and delivered this Agreement as of the 8th day of May, 2015.

BORROWER:

X *Thomas W. Brown*
Thomas W. Brown, Individually

X *Michelle Brown*
Michelle Brown, Individually

1221 BEAU DRIVE, INC., AN ILLINOIS CORPORATION

By: *Thomas W. Brown*
Thomas W. Brown, President of 1221
Beau Drive, Inc., an Illinois Corporation

By: *Michelle Brown*
Michelle Brown, Secretary of 1221 Beau
Drive, Inc., an Illinois Corporation

GRANTOR:

1221 BEAU DRIVE, INC., AN ILLINOIS CORPORATION

By: *Thomas W. Brown*
Thomas W. Brown, President of 1221
Beau Drive, Inc., an Illinois Corporation

By: *Michelle Brown*
Michelle Brown, Secretary of 1221 Beau
Drive, Inc., an Illinois Corporation

PARK RIDGE COMMUNITY BANK

By: *Geraldine Cooper*
Geraldine Cooper, Vice President

Attest: *Mark A. Cisek*
Mark A. Cisek, Assistant Vice President

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INDIVIDUAL ACKNOWLEDGMENT

(STATE OF ILLINOIS)

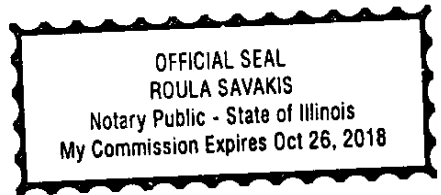
) SS.

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Thomas W. Brown and Michelle Brown, are personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/hers/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notary Seal this 8th day of May, 2015.





CORPORATE ACKNOWLEDGMENT

(STATE OF ILLINOIS)

) SS.

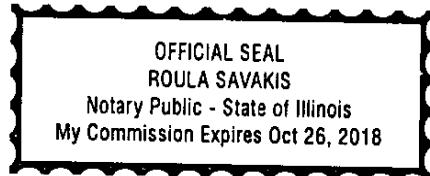
COUNTY OF COOK

On this 8th day of May, 2015, before me, the undersigned Notary Public, personally appeared Thomas W. Brown, President and Michelle Brown, Secretary of 1221 Beau Drive, Inc., an Illinois Corporation and known to me to be (an) authorized agent(s) of the corporation that executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute said instrument and in fact executed it on behalf of the corporation.

By:  Residing at _____

Notary Public in and for the State of Illinois

My commission expires 10/26/18



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BANKING CORPORATION ACKNOWLEDGMENT

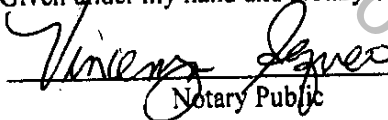
STATE OF ILLINOIS)

) SS.

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Geraldine Cooper, personally known to me to be the Vice President of PARK RIDGE COMMUNITY BANK, an Illinois banking corporation, and Mark A. Cisek, personally known to me to be the Assistant Vice President of said banking corporation, and personally known to me to be the same persons whose names are subscribed to foregoing instrument, appeared before me this day in person and severally acknowledged that as such officers, they signed and delivered that said instrument of said banking corporation and caused the corporate seal of said banking corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said banking corporation, as their free and voluntary act, and as the free and voluntary act and deed of said banking corporation, for the uses and purposes therein set forth.

Given under my hand and Notary Seal this 8th day of May, 2015.



Notary Public

This document prepared by Thomas E. Carter, President of Park Ridge Community Bank, 626 Talcott Road, P.O. Box 829, Park Ridge, IL. 60068

MAIL TO: PARK RIDGE COMMUNITY BANK, 626 TALCOTT ROAD, P.O. BOX 829
PARK RIDGE, ILLINOIS 60068



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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: PARCEL 1: LOT 1 IN BLOCK 9 IN BEAU RIDGE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 2, 1984 AS DOCUMENT NUMBER 27321778, IN COOK COUNTY, ILLINOIS.

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Permanent Index #: 09-23-316-056-0000 and 09-23-316-056

Property Address: 1221 Beau Drive, Park Ridge, Illinois 60068

Property of Cook County Clerk's Office