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RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/18/2015 03:59 PM Pg: 1 of 7

RECORDATION REQUESTED BY:

Evergreen Bank Group
Oak Brook Office
1515 West 22nd Street, Suite
100W
Oak Brook, IL 60523

WHEN RECORDED MAIL TO:

Evergreen Bank Group
Oak Brook Office
1515 West 22nd Street, Suite
100W
Oak Brook, IL 60523

Doc#: Fee: \$8.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/18/2015 03:57 PM Pg: 0

SEND TAX NOTICES TO:

Evergreen Bank Group
Oak Brook Office
1515 West 22nd Street, Suite
100W
Oak Brook, IL 60523

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

Michael Obremski, Paralegal
Evergreen Bank Group
1515 West 22nd Street, Suite 100W
Oak Brook, IL 60523

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated May 15, 2015, is made and executed between North Shore Holdings, Ltd., an Illinois corporation, with an office located at 6859 West Belmont Avenue, Chicago, IL 60634 (referred to below as "Grantor") and Evergreen Bank Group, whose address is 1515 West 22nd Street, Suite 100W, Oak Brook, IL 60523 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated April 3, 2014 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Mortgage and Assignment of Rents recorded in the Cook County Recorder of Deeds Office on April 22, 2014 as Document Nos. 1411256030 and 1411256031, respectively.

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

See Exhibit A attached hereto and made an integral part hereof, 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 1853 Linden Avenue, Hanover Park, IL 60133 (PIN: 06-36-203-009-0000); 9376 Bay Colony Drive, Unit 1S, Des Plaines, IL 60016 (PIN: 09-15-101-024-1139); 1550 South Blue Island Avenue, Unit 1022, Chicago, IL 60608 (PIN: 17-20-128-028-1191 and 17-20-128-028-1385); 6238 West 26th Street, Berwyn, IL 60402 (PIN: 16-29-302-038-1025) and 4131 West Belmont Avenue, Unit 201, Chicago, IL 60641 (PIN: 13-27-204-062-1001 and 13-27-204-062-1107), IL.

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

PRECISION TITLE EVC061815-1 ACCOMMODATION

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MODIFICATION OF MORTGAGE

(Continued)

Cross-Collateralization/Cross Default: Each of the following notes shall constitute one general obligation of Borrower payable to the order of Lender and shall be secured by Lender's priority security interest in and lien upon all of the Collateral and by all other security interests, liens, claims and encumbrances heretofore, now or at any time or times hereafter granted by Grantor to Lender: (i) that certain Promissory Note executed by Borrower payable to the order of Lender dated as February 19, 2013 in the original principal amount of \$1,500,000.00 as the same has been amended, modified and/or restated from time to time including that certain renewal Promissory Note dated as of May 15, 2015 (the "Revolving Line of Credit Note"); (ii) that certain Promissory Note executed by Borrower payable to the order of Lender dated as of February 19, 2013 in the original principal amount of \$1,275,000.00 (the Term Note I"); (iii) that certain Promissory Note executed by Borrower payable to the order of Lender dated as of April 3, 2014 in the original principal amount of \$1,063,500.00 (the "Term Note II"); and (iv) that certain Promissory Note executed by Borrower payable to the order of Lender dated as of June 5, 2014 in the original principal amount of \$1,128,750.00 (the "Term Note III"; the Revolving Line of Credit Note, the Term Note I, the Term Note II and the Term Note III may hereinafter be referred to collectively as the "Notes").

Accordingly, the Notes are cross-collateralized and cross-defaulted with each other. Collateral provided on behalf of Lender pursuant to the Revolving Line of Credit Note is Collateral for the Term Note I and all Indebtedness, the Term Note II and all Indebtedness, and the Term Note III and all Indebtedness; Collateral provided on behalf of Lender pursuant to the Term Note I and all Indebtedness is Collateral for the Revolving Line of Credit Note and all Indebtedness, the Term Note II and all Indebtedness, and the Term Note III and all Indebtedness; Collateral provided on behalf of Lender pursuant to the Term Note II is Collateral for the Revolving Line of Credit Note and all Indebtedness, the Term Note I and all Indebtedness, and the Term Note III and all Indebtedness; Collateral provided on behalf of Lender pursuant to the Term Note III is Collateral for the Revolving Line of Credit Note and all Indebtedness, the Term Note I and all Indebtedness, and the Term Note II and all Indebtedness. Similarly, a default by Borrower or any borrower or guarantor pursuant to any of the Notes or Indebtedness aforesaid is a default under the remaining facilities.

In addition to the Notes, this Mortgage and Assignment of Rents shall specifically secure the Indebtedness of any borrower, guarantor or grantor to Lender pursuant to each of the documents entered into by either of such borrower, grantor, or guarantor in connection with the Notes, including any guaranties, loan agreement, pledge or security agreements, collateral assignments, financing statements and all other agreements and amendments, thereto, executed in the past or in the future in connection with the Notes (the "Related Documents"). Accordingly, the Notes are cross-collateralized and cross-defaulted with each other. In addition, a default by any borrower, guarantor or grantor under any one of the Notes or Related Documents is a default under all of the remaining Notes or Related Documents.

In addition, effective as of the date hereof, the Mortgage and Assignment of Rents is hereby modified and amended to secure the maximum amount of Indebtedness of Four Million Eight Hundred Thirty One Thousand Seven Hundred Forty Five and 93/100 Dollars (\$4,831,745.93).

All other provisions of the Mortgage and Assignment of Rents shall remain in full force and effect.

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

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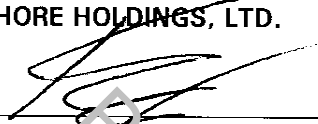
MODIFICATION OF MORTGAGE (Continued)


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 MAY 15, 2015.

GRANTOR:

NORTH SHORE HOLDINGS, LTD.

By: 
Kenneth M. Lohovic, President of North Shore Holdings, Ltd.

By: 
Christopher A. Manouselis, Secretary of North Shore Holdings, Ltd.

LENDER:

EVERGREEN BANK GROUP

X 
Michael R. Chock, Senior Vice President

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MODIFICATION OF MORTGAGE

(Continued)

CORPORATE ACKNOWLEDGMENT

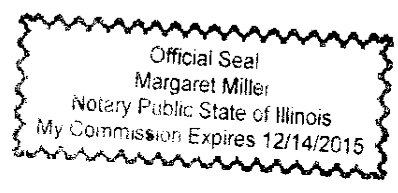
STATE OF ILLINOIS)
) SS
 COUNTY OF DuPage)

On this 10th day of June, 2015 before me, the undersigned Notary Public, personally appeared **Kenneth M. Lebovic, President of North Shore Holdings, Ltd.**, and known to me to be an authorized agent of the corporation that executed the Modification of Mortgage and acknowledged the Modification 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 this Modification and in fact executed the Modification on behalf of the corporation.

By Margaret Miller Residing at _____

Notary Public in and for the State of ILLINOIS

My commission expires 12/14/15



DuPage County Clerk's Office

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MODIFICATION OF MORTGAGE

(Continued)

CORPORATE ACKNOWLEDGMENT

STATE OF ILLINOIS)
)
) SS
 COUNTY OF DuPage)

On this 16th day of June, 2015 before me, the undersigned Notary Public, personally appeared **Christopher A. Manousselis, Secretary of North Shore Holdings, Ltd.**, and known to me to be an authorized agent of the corporation that executed the Modification of Mortgage and acknowledged the Modification 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 this Modification and in fact executed the Modification on behalf of the corporation.

By Margaret Miller Residing at _____

Notary Public in and for the State of ILLINOIS

My commission expires 12/14/15



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MODIFICATION OF MORTGAGE

(Continued)

LENDER ACKNOWLEDGMENT

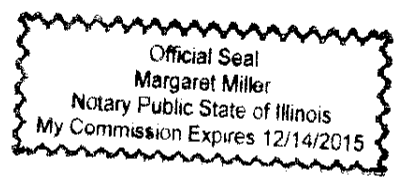
STATE OF ILLINOIS)
) SS
 COUNTY OF DuPage)

On this 10th day of June, 2015 before me, the undersigned Notary Public, personally appeared **Michael R. Chock** and known to me to be the **Senior Vice President**, authorized agent for **Evergreen Bank Group** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Evergreen Bank Group**, duly authorized by **Evergreen Bank Group** 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 **Evergreen Bank Group**.

By Margaret Miller Residing at _____

Notary Public in and for the State of ILLINOIS

My commission expires 12/14/15



Cook County Clerk's Office

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EXHIBIT "A"

PARCEL 1:

LOT 9 IN BLOCK 9 IN HANOVER PARK FIRST ADDITION, BEING A SUBDIVISION OF THE NORTH 100 ACRES OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 1853 Linden Ave., Hanover Park, IL 60133 (P.I.N. 06-36-203-009-0000)

PARCEL 2:

UNIT NO. 679 IN BAY COLONY CONDOMINIUM NUMBER 2, AS DELINEATED ON A SURVEY OF A PARCEL OF REAL ESTATE LOCATED IN SECTION 15 AND SECTION 16, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT A" TO THE DECLARATION OF CONDOMINIUM FILED AS DOCUMENT NO LR2783627 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS ESTABLISHED AND SET FORTH IN SAID DECLARATION AND SURVEY AND AS THEY ARE AMENDED FROM TIME TO TIME ALL IN COOK COUNTY ILLINOIS.

Commonly Known As: 9376 Bay Colony Drive Unit 1S, Des Plaines, IL 60016 (P.I.N. 09-15-101-024-1139)

PARCEL 3:

UNIT 1022 AND PARING UNIT P-156 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN UNIVERSITY STATION CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 06352150068, AS AMENDED, IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 1550 S. Blue Island Avenue Unit 1022, Chicago, IL 60608 (P.I.N. 17-20-128-028-1191 and 17-20-128-028-1385)

PARCEL 4:

PARCEL 1: UNIT 207 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS OF THE HARVEY PLACE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0010687563, IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: PERPETUAL AND EXCLUSIVE USE OF PARKING SPACE NO. 39, A LIMITED COMMON ELEMENT, AS SET FORTH AND PROVIDED FOR IN THE AFOREMENTIONED DECLARATION OF CONDOMINIUM.

Commonly Known As: 6238 W. 26th Street, Unit 207, Berwyn, IL 60402 (P.I.N. 16-29-302-038-1025)

PARCEL 5:

UNIT 201 AND PARKING UNIT G-10 IN THE BELMONT LOFTS CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 TO 7, BOTH INCLUSIVE, LOT 8 (EXCEPT THE WEST 9.5 FEET THEREOF), TOGETHER WITH THE VACATED ALLEY, LYING EAST AND ADJOINING SAID LOT 1, IN BLOCK 10, IN BELMONT GARDENS, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 18, 1913 AS DOCUMENT NUMBER 5209764, IN COOK COUNTY, ILLINOIS. ALSO; LOTS 3 TO 6, BOTH INCLUSIVE, IN RINECK AND BIRREN'S BELMONT AVENUE ADDITION TO CHICAGO, IN THE NORTHEAST QUARTER OF SAID SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED 3/28/06 AS DOCUMENT 0608739108, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS MAY BE AMENDED FROM TIME TO TIME.

Commonly Known As: 4131 W. Belmont Ave., Unit 201, Chicago, IL 60641 (P.I.N. 13-27-204-062-1001 and 13-27-204-062-1107)