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Doc#: 1530656128 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/02/2015 03:23 PM Pg: 1 of 6

RECORDATION REQUESTED BY:
FIRST MIDWEST BANK
WESTMONT
ONE PIERCE PLACE
SUITE 1500
ITASCA, IL 60143

WHEN RECORDED MAIL TO:
First Midwest Bank
Gurnee Branch
P.O. Box 9003
Gurnee, IL 60031-2502

312009858-34440 off. 6014 #15400

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:
FIRST MIDWEST BANK
300 NORTH HUNT CLUB ROAD
GURNEE, IL 60031

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated August 3, 2015 is made and executed between CHICAGO TITLE LAND TRUST COMPANY, AS SUCCESSOR TRUSTEE NOT PERSONALLY BUT AS T/U/T/A DATED OCTOBER 23, 1984 A/K/A TRUST NO. 84138 AS TO PARCELS 1, 2 AND 4, whose address is 10 SOUTH LASALLE STREET, SUITE 2750, CHICAGO, IL 60603;

and

CORE ASSOCIATION, INC., AN ILLINOIS NOT FOR PROFIT CORPORATION AS TO PARCELS 5 AND 6, whose address is 2155 BROADWAY STREET, BLUE ISLAND, IL 604063050 (referred to below as "Grantor") and FIRST MIDWEST BANK, whose address is ONE PIERCE PLACE, SUITE 1500, ITASCA, IL 60143 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated August 1, 2014 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

Recorded August 13, 2014 as Document #1422557156 in Cook County, Illinois.

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

PARCEL 1:

LOT 8 IN BLOCK 100 IN ORIGINAL TOWN OF BLUE ISLAND FORMERLY PORTLAND IN THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS: 2022 BROADWAY AVENUE, BLUE ISLAND, IL 60406-3730
PIN: 25- 31-344-022-0000

PARCEL 2:

LOT 33 AND THE SOUTH 1/2 OF LOT 34 IN BLOCK 1 IN BLUE ISLAND SUPPLEMENT, A SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 14

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EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS: 12747 HONORE STREET, BLUE ISLAND, IL 60406-2205
PIN: 25-31-203-042-0000

PARCEL 6:

LOT 29 AND THE NORTH 3 FEET OF LOT 28 IN M.C. EAMES SUBDIVISION OF LOTS 1, 2, 3, 4, 6, 7, 8 AND 9 IN BETSEY FOX SUBDIVISION OF LOT 4 IN ASSESSOR'S DIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS: 12602 ARTESIAN AVENUE, BLUE ISLAND, IL 60406-1736
PIN: 24-25-240-429-010-0000

PARCEL 4:

THE SOUTH 21 FEET OF LOT 2 AND ALL OF LOT 3 IN 4TH ADDITION TO HARDING MANOR A SUBDIVISION OF PART OF LOT 37 IN ROBERTSON AND YOUNG'S SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS: 14616 BLAINE AVENUE, POSEN, IL 60469-1272
PIN: 28-12-225-198-0000

PARCEL 5:

THE WEST 1/2 OF BLOCK 31 (EXCEPT THE SOUTH 60 FEET THEREOF AND EXCEPT THE NORTH 120 FEET THEREOF), IN YOUNG'S ADDITION TO BLUE ISLAND, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS: 13015 MAPLE, BLUE ISLAND, IL 60406-2317
PIN: 24-36-226-023-0000

The Real Property or its address is commonly known as 2022 BROADWAY STREET, 12747 HONORE STREET, 12602 SOUTH ARTESIAN AVENUE, BLUE ISLAND, IL 60406 AND 14616 SOUTH BLAINE AVENUE, POSEN, IL 60469-1272 AND 13015 SOUTH MAPLE AVENUE, BLUE ISLAND, IL 60406-2317. The Real Property tax identification number is 25-31-344-022-0000 AS TO PARCEL 1, 25-31-203-042-0000 AS TO PARCEL 2, 24-25-429-010-0000 AS TO PARCEL 6, 28-12-225-198-0000 AS TO PARCEL 4 AND 24-36-226-023-0000 AS TO PARCEL 5.

MODIFICATION. Lender and Grantor hereby modify the Mortgage as follows

To modify the mortgage as follows:

1. To delete the definition of "Note" therein its entirety and to insert in lieu thereof the following: "Note. The word "Note" means the promissory notes or credit agreements dated August 1, 2014 in the original principal amount of \$1,362,400.00 from Borrower to First Midwest Bank, as successor by merger to Great Lakes Bank, NA, dated August 5, 2014 in the original principal amount of \$438,843.02 and dated August 3, 2015 in the original principal amount of \$300,000.00 from Borrower to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of and substitutions for the promissory note or agreement. The interest rate on the Note is a variable interest rate based upon an index. Notice. Under no circumstances shall the interest rate on this Mortgage be more than the maximum rate allowed by applicable law. Notice to Grantor: The Note contains a variable interest rate. "and to delete "\$1,362,400.00" from the paragraph entitled "Maximum Lien" and replace it with "\$6,303,729.06."
2. To add the following paragraph: "REVOLVING LINE OF CREDIT. Specifically, in addition to the amounts specified in the Indebtedness definition, and without limitation, this Mortgage secures a revolving line of credit and shall secure not only the amount which Lender has presently advanced to Grantor under the Note, but also any future amounts which Lender may advance to Grantor under the Note within twenty (20) years from the date of this Mortgage to the same extent as if such future advance were made as of

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the date of the execution of this Mortgage. The revolving line of credit obligates Lender to make advances to Grantor so long as Grantor complies with all the terms of the Note and Related Documents."


3. To add the following paragraph: "CROSS COLLATERALIZATION. In addition to the Note, this Mortgage secures all obligations, debts and liabilities, plus interest thereon, of Grantor to Lender, or any one or more of them, as well as all claims by Lender against Grantor or any one or more of them, whether voluntary or otherwise, whether due or not due, direct or indirect, determined or undetermined, absolute or contingent, liquidated or unliquidated whether 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 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."

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 AUGUST 3, 2015.

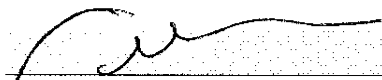
GRANTOR:

CORE ASSOCIATION, INC.

By: 
ANTHONY DIVITTORIO, Executive Director of CORE ASSOCIATION, INC.

TRUST # 84138

CHICAGO TITLE LAND TRUST COMPANY, Trustee of TRUST # 84138

By: 
Authorized Signer for CHICAGO TITLE LAND TRUST COMPANY
EILEEN F. NEARY
ASST. VICE PRESIDENT



This instrument is executed by the undersigned Land Trustee, not personally but solely as Trustee in the exercise of the power and authority conferred upon and vested in it as such Trustee. It is expressly understood and agreed that all the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee are undertaken by it solely in its capacity as Trustee and not personally. No personal liability or personal responsibility is assumed by or shall at any time be asserted or enforceable against the Trustee on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the Trustee in this instrument.

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LENDER:

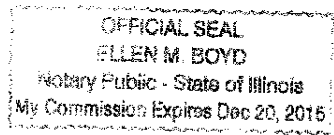
FIRST MIDWEST BANK

X *Alan Kuba*
Authorized Signer

CORPORATE ACKNOWLEDGMENT

STATE OF *Illinois*
COUNTY OF *Cook*

SS



On this *19th* day of *October*, *2015* before me, the undersigned Notary Public, personally appeared **ANTHONY DIVITTORIO, Executive Director of CORE ASSOCIATION, INC.**, 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 *Ellen M. Boyd* Residing at *2345 York, Blue Island*

Notary Public in and for the State of *Illinois*

My commission expires *12-20-2015*

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TRUST ACKNOWLEDGMENT

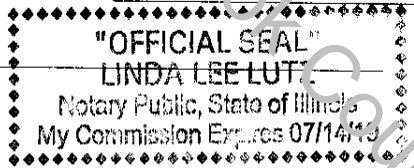
STATE OF IL)
) SS
 COUNTY OF Cook)

On this 21 day of October, 2015 before me, the undersigned Notary Public, personally appeared EILEEN F. NEARY, ASST. VICE PRESIDENT of CHICAGO TITLE LAND TRUST COMPANY, Trustee of TRUST # 84138, and known to me to be an authorized trustee or agent of the trust that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the trust, by authority set forth in the trust documents or, by authority of statute, 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 trust.

By Linda Lee Lutz Residing at Orland Park

Notary Public in and for the State of Ill

My commission expires _____



Notary Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

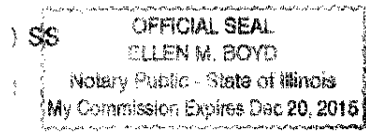
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LENDER ACKNOWLEDGMENT

STATE OF Illinois

COUNTY OF Cook



On this 19th day of October, 2015 before me, the undersigned Notary Public, personally appeared ALAN KROKOS and known to me to be the VICE PRESIDENT, authorized agent for **FIRST MIDWEST BANK** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **FIRST MIDWEST BANK**, duly authorized by **FIRST MIDWEST 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 MIDWEST BANK**.

By Ellen M. Boyd Residing at 2545 York, Blue Island

Notary Public in and for the State of Illinois

My commission expires 12-20-2015

Cook County Clerk's Office