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RECORDATION REQUESTED BY:  
MB Financial Bank, N.A.  
Commercial Division 16  
6111 N. River Road  
Rosemont, IL 60018

Doc#: 1625845033 Fee: \$52.25  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/14/2016 09:35 AM Pg: 1 of 7

WHEN RECORDED MAIL TO:  
MB Financial Bank, N.A.  
Loan Documentation  
6111 N. River Rd.  
Rosemont, IL 60018

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:  
SH/LN # 300208/Deal 40682/CC 158/190/WAS  
MB Financial Bank, N.A.  
6111 N. River Road  
Rosemont, IL 60018

## MODIFICATION OF MORTGAGE



THIS MODIFICATION OF MORTGAGE dated July 26, 2016, is made and executed between ASPIRE OF ILLINOIS, AN ILLINOIS NOT FOR PROFIT CORPORATION whose address is 1815 S WOLF RD., HILLSIDE, IL 60162-2110 (referred to below as "Grantor") and MB Financial Bank, N.A., whose address is 6111 N. River Road, Rosemont, IL 60018 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated March 21, 2014 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Mortgage dated as of March 21, 2014 executed by Grantor for the benefit of MB Financial Bank, N.A. ("Lender"), recorded on April 8, 2014 as document no. 1409816078, and Assignment of Rents of even date therewith executed by Grantor for the benefit of Lender, recorded on April 8, 2014 as document no. 1409816079.

**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 4100-4149 Litt Drive, Hillside, IL 60162. The Real Property tax identification number is 15-08-420-036-0000; 15-08-420-035-0000; 15-08-421-045-0000.

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

The definition of "Note" set forth in the Mortgage is hereby amended and restated in its entirety as follows:

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## MODIFICATION OF MORTGAGE

Loan No: 6900000003496

(Continued)

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The word "Note" means, individually and collectively; (i) that certain Promissory Note dated July 26, 2016 in the original principal amount of \$2,000,000.00; (ii) that certain Promissory Note dated July 26, 2016 in the original principal amount of \$900,000.00; and (iii) that certain Promissory Note dated March 21, 2014 in the original principal amount of \$2,100,000.00; executed by Borrower payable to the order of Lender, as amended, supplemented, modified or replaced from time to time.

The paragraph titled "Maximum Lien/Maximum Indebtedness" set forth in the Mortgage secures the entire principal amount of the Loans, interest accrued thereon and all other Obligations. Under no circumstances, however, shall the aggregate principal indebtedness exceed an amount equal to two (2) times the original principal amount of the Notes, together with moneys advanced by the Mortgagee to protect and preserve the lien of this Mortgage.

**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 JULY 26, 2016.**

GRANTOR:

ASPIRE OF ILLINOIS

By:

  
JAMES P. KALES, President/CEO of ASPIRE OF ILLINOIS

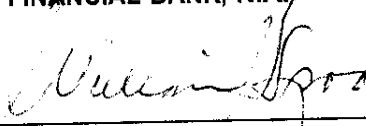
By:

  
KENNETH J. GAUL, Chief Financial Officer of ASPIRE OF ILLINOIS

LENDER:

MB FINANCIAL BANK, N.A.

x

  
Authorized Signer

Senior Vice President

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## MODIFICATION OF MORTGAGE (Continued)

Loan No: 6900000003496

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### CORPORATE ACKNOWLEDGMENT

STATE OF IL )  
 )  
 COUNTY OF DeKalb ) SS  
 )

On this 27th day of July 2016 before me, the undersigned Notary Public, personally appeared **JAMES P. KALES, President/CEO of ASPIRE OF ILLINOIS** and **KENNETH J. GAUL, Chief Financial Officer of ASPIRE OF ILLINOIS**, and known to me to be authorized agents 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 they are authorized to execute this Modification and in fact executed the Modification on behalf of the corporation.

By [Signature] Residing at Oak Brook, IL

Notary Public in and for the State of IL

My commission expires 6/14/17



DeKalb County Clerk's Office

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## MODIFICATION OF MORTGAGE (Continued)

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### LENDER ACKNOWLEDGMENT

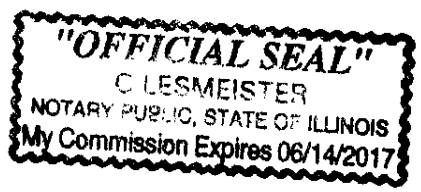
STATE OF IL )  
 )  
 COUNTY OF DeKalb ) SS  
 )

On this 27th day of July 2016 before me, the undersigned Notary Public, personally appeared William S. ... and known to me to be the St. Vice President, authorized agent for **MB Financial Bank, N.A.** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **MB Financial Bank, N.A.**, duly authorized by **MB Financial 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 **MB Financial Bank, N.A.**

By [Signature] Residing at Cole Brook IL

Notary Public in and for the State of IL

My commission expires 6/14/17



Cook County Clerk's Office

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## EXHIBIT A

### PARCEL 1:

A TRACT OF LAND CONSISTING OF ALL OR PARTS OF LOTS 29 TO 34, BOTH INCLUSIVE, IN BLOCK 3 IN THOMAS ROWAN'S SUBDIVISION, HEREINAFTER DESCRIBED: PARTS OF THE VACATED NORTH AND SOUTH AND EAST AND WEST ALLEYS IN SAID BLOCK 3; AND PART OF VACATED HYDE PARK AVENUE EAST OF AND ADJOINING SAID BLOCK 3; WHICH TRACT IS BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF VACATED HYDE PARK AVENUE WITH THE EASTWARD EXTENSION OF THE NORTHERLY LINE OF LOT 34 AFORESAID (SAID NORTHERLY LINE OF LOT 34 AND THE EXTENSIONS THEREOF BEING ALSO THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE MINNESOTA AND NORTHWESTERN RAILROAD COMPANY); THENCE SOUTH ALONG SAID CENTER LINE OF VACATED HYDE PARK AVENUE, 100.90 FEET TO ITS INTERSECTION WITH A LINE 100 FEET SOUTH OF, MEASURED AT RIGHT ANGLES, AND PARALLEL WITH SAID SOUTHERLY LINE OF THE RIGHT OF WAY OF THE MINNESOTA AND NORTHWESTERN RAILROAD COMPANY; THENCE WESTERLY ALONG THE LAST DESCRIBED PARALLEL LINE, 168.03 FEET TO ITS INTERSECTION WITH THE SOUTHWARD EXTENSION OF THE CENTER LINE OF THE AFORESAID VACATED NORTH AND SOUTH ALLEY; THENCE NORTH ALONG SAID SOUTHWARD EXTENSION OF THE CENTER LINE OF THE VACATED NORTH AND SOUTH ALLEY, AND ALONG SAID CENTER LINE, 100.90 FEET TO ITS INTERSECTION WITH THE WESTWARD EXTENSION OF THE NORTHERLY LINE OF LOT 34 AFORESAID; THENCE EASTERLY ALONG SAID WESTWARD EXTENSION OF THE NORTHERLY LINE OF LOT 34, AND ALONG SAID NORTHERLY LINE AND ITS EASTWARD EXTENSION, 168.03 FEET TO THE POINT OF BEGINNING; THE SAID THOMAS ROWAN'S SUBDIVISION, BEING A SUBDIVISION OF LOTS 1 TO 3, 15 TO 23, 32 TO 37, 42, 43, 48, 49, 50, 55, 56 AND 57, TOGETHER WITH THE VACATED STREET BETWEEN LOTS 2, 3 AND 4 IN JAMES H. WHITESIDE AND CO'S MADISON STREET ADDITION, A SUBDIVISION OF THE SOUTHEAST 1/4, SOUTH OF BUTTERFIELD ROAD, OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

A TRACT OF LAND CONSISTING OF PART OF THE 100 FOOT WIDE RIGHT OF WAY OF THE MINNESOTA AND NORTHWESTERN RAILROAD COMPANY THROUGH THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (SAID STRIP BEING 50.0 FEET ON EITHER SIDE OF THE CENTER LINE OF THE MAIN TRACK OF SAID RAILROAD COMPANY, AS ORIGINALLY LOCATED AND ESTABLISHED ACROSS SAID SECTION 8); TOGETHER WITH ALL OR PART OF LOTS 22 TO 29, BOTH INCLUSIVE, IN BLOCK 3 IN THOMAS ROWAN'S SUBDIVISION, HEREINAFTER DESCRIBED, AND PARTS OF THE VACATED NORTH AND SOUTH AND EAST AND WEST ALLEYS IN SAID BLOCK 3; AND ALSO ALL OR PARTS OF LOTS 16 TO 19, BOTH INCLUSIVE, AND LOTS 26 TO 32, BOTH INCLUSIVE, IN BLOCK 4 IN SAID THOMAS ROWAN'S SUBDIVISION, AND ALL OF THE VACATED NORTH AND SOUTH ALLEY AND PART OF THE VACATED EAST AND WEST ALLEY IN SAID BLOCK 4; AND ALSO PART OF VACATED GRANDVILLE AVENUE LYING BETWEEN SAID BLOCKS 3 AND 4 IN THOMAS ROWAN'S SUBDIVISION AND LYING SOUTH OF THE NORTHERLY LINES OF SAID BLOCKS 3 AND 4 EXTENDED WESTWARDLY AND EASTWARDLY TO THE CENTER LINE OF SAID GRANDVILLE AVENUE (SAID NORTHERLY LINES OF BLOCKS 3 AND 4 AND EXTENSIONS THEREOF BEING ALSO THE SOUTHERLY LINE OF THE AFORESAID 100 FOOT WIDE RIGHT OF WAY OF THE MINNESOTA AND NORTHWESTERN RAILROAD COMPANY); WHICH TRACT IS BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF THE AFORESAID VACATED NORTH AND SOUTH ALLEY IN BLOCK 3 WITH THE AFORESAID SOUTHERLY LINE OF THE 100 FOOT WIDE RIGHT OF WAY OF THE MINNESOTA AND NORTHWESTERN RAILROAD COMPANY; THENCE SOUTH ALONG SAID CENTER LINE OF THE VACATED NORTH AND SOUTH ALLEY IN BLOCK 3, AND THE SOUTHWARD EXTENSION OF SAID CENTER LINE, 100.90 FEET TO ITS INTERSECTION WITH A LINE 100 FEET SOUTH OF, MEASURED AT RIGHT ANGLES, AND PARALLEL WITH SAID SOUTHERLY LINE

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OF THE 100 FOOT WIDE RIGHT OF WAY OF THE MINNESOTA AND NORTHWESTERN RAILROAD COMPANY; THENCE WESTERLY ALONG THE LAST DESCRIBED PARALLEL LINE, 438.37 TO A POINT THEREON WHICH IS 1,022.78 FEET EASTERLY FROM THE POINT OF INTERSECTION OF SAID PARALLEL LINE WITH THE NORTHERLY LINE OF BLOCK 7 IN SAID THOMAS ROWAN'S SUBDIVISION; THENCE NORTHERLY AT RIGHT ANGLES TO SAID PARALLEL LINE, 200 FEET TO A POINT ON THE NORTHERLY LINE OF THE AFORESAID 100 FOOT WIDE RIGHT OF WAY OF THE MINNESOTA AND NORTHWESTERN RAILROAD COMPANY; THENCE EASTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, 411.58 FEET TO ITS POINT OF INTERSECTION WITH THE NORTHWARD EXTENSION OF THE CENTER LINE OF THE AFORESAID VACATED NORTH AND SOUTH ALLEY IN BLOCK 3; THENCE SOUTH ALONG SAID NORTHWARD EXTENSION OF THE CENTER LINE OF THE VACATED NORTH AND SOUTH ALLEY IN BLOCK 3, 100.90 FEET TO THE POINT OF BEGINNING; THE SAID THOMAS ROWAN'S SUBDIVISION BEING A SUBDIVISION OF LOTS 1 TO 6, 15 TO 23, 32 TO 37, 42, 43, 48, 49, 50, 55, 56 AND 57, TOGETHER WITH THE VACATED STREET BETWEEN LOTS 2, 3 AND 4, IN JAMES H. WHITESIDE AND COMPANY'S MADISON STREET ADDITION, A SUBDIVISION OF THE SOUTH EAST 1/4, SOUTH OF BUTTERFIELD ROAD, OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

## PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2, AS CREATED BY AGREEMENT MADE BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 57210, AND PROVISIO ASSOCIATION FOR RETARDED CITIZENS, A NOT-FOR-PROFIT CORPORATION OF ILLINOIS, DATED DECEMBER 5, 1986 AND RECORDED DECEMBER 12, 1986 AS DOCUMENT 86596912 AND RERECORDED AS DOCUMENT 87059676; FOR INGRESS AND EGRESS OVER AND ACROSS: A STRIP OF LAND, HEREINAFTER DESCRIBED, FALLING IN A TRACT OF LAND DESCRIBED AS FOLLOWS: LOTS 16 TO 19, BOTH INCLUSIVE, IN BLOCK 4; LOTS 14 TO 18, BOTH INCLUSIVE, AND LOTS 30 TO 34, BOTH INCLUSIVE, IN BLOCK 5, TOGETHER WITH THE VACATED NORTH AND SOUTH ALLEY IN SAID BLOCK 5; LOTS 1 TO 4, BOTH INCLUSIVE, AND LOTS 21 TO 25, BOTH INCLUSIVE, IN BLOCK 6, TOGETHER WITH THE VACATED NORTH AND SOUTH ALLEY IN SAID BLOCK 6; AND LOTS 1 TO 9, BOTH INCLUSIVE, IN BLOCK 7; ALL IN THOMAS ROWAN'S SUBDIVISION, HEREINAFTER DESCRIBED; AND ALSO THE VACATED PART OF GENEVA AVENUE LYING BETWEEN BLOCKS 4 AND 5, THE VACATED PART OF BELLWOOD AVENUE LYING BETWEEN BLOCKS 5 AND 6, AND THE VACATED PART OF MELROSE AVENUE LYING BETWEEN BLOCKS 6 AND 7; ALL TAKEN AS A TRACT (EXCEPTING FROM SAID TRACT THAT PART THEREOF LYING SOUTH OF A LINE 100 FEET SOUTH OF, MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE MINNESOTA AND NORTHWESTERN RAILROAD COMPANY, WHICH RIGHT OF WAY LINE COINCIDES WITH THE NORTHERLY LINES, AND EXTENSIONS THEREOF, OF BLOCKS 4, 5, 6 AND 7; AND ALSO EXCEPTING FROM SAID TRACT THAT PART THEREOF LYING EAST OF A LINE EXTENDED NORTH, AT RIGHT ANGLES TO THE LAST DESCRIBED PARALLEL LINE, FROM A POINT THEREON 1,022.78 FEET EASTERLY FROM THE POINT OF INTERSECTION OF SAID PARALLEL LINE WITH THE NORTHERLY LINE OF BLOCK 7); THE AFORESAID STRIP OF LAND BEING 13 FEET ON EITHER SIDE OF A CENTER LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERLY LINE OF THE ABOVE DESCRIBED TRACT, 50 FEET NORTHERLY FROM THE SOUTHEASTERLY CORNER OF SAID TRACT; THENCE WESTERLY, PARALLEL WITH THE SOUTHERLY LINE OF SAID TRACT, 99.84 FEET TO A POINT; THENCE WESTERLY TO A POINT ON A LINE EXTENDED NORTH, AT RIGHT ANGLES TO THE SOUTHERLY LINE OF SAID TRACT, FROM A POINT THEREON 821.36 FEET EASTERLY FROM THE WESTERNMOST CORNER OF SAID TRACT, THE FORMER POINT BEING 25 FEET NORTHERLY FROM THE SOUTHERLY LINE OF SAID TRACT; THENCE WESTERLY, (PARALLEL WITH THE SOUTHERLY LINE OF SAID TRACT, 165 FEET TO A POINT; THENCE WESTERLY TO A POINT ON A LINE EXTENDED NORTH, AT RIGHT ANGLES TO THE SOUTHERLY LINE OF SAID TRACT, FROM A POINT THEREON 256.86 FEET EASTERLY FROM THE WESTERNMOST CORNER OF SAID TRACT, THE FORMER POINT BEING 55 FEET NORTHERLY FROM THE SOUTHERLY LINE OF SAID TRACT; THENCE NORTHWESTERLY TO A POINT OF TERMINATION ON THE NORTHWESTERLY LINE OF SAID TRACT, 207 FEET NORTHEASTERLY FROM THE WESTERNMOST CORNER OF SAID TRACT; THE SAID THOMAS ROWAN'S SUBDIVISION BEING A SUBDIVISION OF LOTS 1 TO 6, 15 TO 23, 32 TO 37, 42, 43, 48, 49, 50, 55, 56 AND

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57, TOGETHER WITH THE VACATED STREET BETWEEN LOTS 2, 3 AND 4, IN JAMES H. WHITESIDE AND COMPANY'S MADISON STREET ADDITION, A SUBDIVISION OF THE SOUTH EAST 1/4, SOUTH OF BUTTERFIELD ROAD, OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office