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1999-04-06 11:50:50

Cook County Recorder

COMMERCIAL MORTGAGE MODIFICATION

THIS COMMERCIAL MORTGAGE MODIFICATION

dated April 5, 1999 is made by Blue Waters Partners, L.L.C. ("Mortgagor"), in favor of State Mutual Insurance Company) (herein, together with its successors and assigns, including each and every ho'der of the Mortgage Note hereinafter referred to, called the "Mortgagee") and has reference to the following:



WHEREAS, Mortgagor and Mortgagee have consented to the execution, delivery and recordation of a Commercial Morigage heretofore recorded in the office of the Cook County Recorder of Deeds as dated as of April 24, 1998 which secures the real estate commonly known as, 2010-2014 North Damen Avenue, Chicago, Illinois 60647-4527 which Mortgage is hereby reaffirmed in all respects;

WHEREAS, Mortgagor has executed and delivered to the Mortgagee a new promissory note in the original principal amount of One Million Five 'andred Thousand and no/100ths Dollars (\$1,500,000) (the "Mortgage Note") in replacement of a promissory note dated April 24, 1998 in the principal amount of One Million One Hundred Thousand and no/100ths Dollars (\$1,100,000) (the "Canceled Mortgage Note");

Prepared by and after recording

return to:

Property Common Address:

2010-2014 North Damen Avenue Chicago, Illinois 60647-4527

Ronald L. Sandack

Lowis & Gellen

200 West Adams Street, Suite 1900

Chicago, Illinois 60606

PIN(s):

14-31-139-044

14-31-139-045



WHEREAS, Mortgagor hereby acknowledges the increased sums as evidenced by the Mortgage Note and acknowledges that all borrowings under the Mortgage Note are secured by the aforesaid Mortgage; and

WHEREAS, the indebtedness evidenced by the Mortgage Note, including the principal thereof and interest and premium, if any thereon, and any extensions, substitutions and renewals thereof, in whole or in part, and any and all other sums which may be at any time due or owing or required to be paid hereunder or as provided in the Mortgage Note, are herein called the "Liabilities". In no event shall the total amount of Liabilities, including loan proceeds disbursed plus any additional charges provided for hereunder exceed the original principal amount of the Mortgage Note.

NOW, THIRFFORE, to secure payment of the Liabilities and in consideration of One Dollar (\$1.00) in hand paid, receipt whereof is hereby acknowledged, Mortgagor does hereby reaffirm the grant, remise, release, viienation, conveyance and mortgage to Mortgagee, its successors and assigns, the real estate commonly known as 2010-2014 North Damen Avenue, Chicago, Illinois 60647-4527 as legally described as set form on Exhibit A attached hereto.

IN WITNESS WHEREOF, this instrument is executed by Mortgagor as of the date and year first above written.

MORTGACOR:

BLUE WATERS PARTNERS, L.L.C.

Arthur P. Sundry, Jr. - Its Managing Member

ATTEST:

Title:

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ACKNOWLEDGMENTS

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, <u>Jennifer Lee Forma</u> Notary Public in and for the County and State aforesaid do hereby certify that Arthur P. Sundry, Jr. the managing member of Blue Water Partners, L.L.C., an Illinois limited liability company, and known to me to be the same person whose name is subscribed to the foregoing instrument as such officer, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of Blue Water Partners, L.L.C. for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 5th day of April, 1999.

My Commission Expires:

4/01/01

"OFFICIAL SEAL"

"INNIFER LEE BORMAN

Notary Public, State of Illinois

My Commission Expires 04/01/01

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C/orts Original

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EXHIBIT A LEGAL DESCRIPTION

COMMONLY KNOWN AS:

LOTS 26, 27, 28, 29, AND 30 IN BLOCK 9 IN SHERMAN'S ADDITION TO HOLSTEIN IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PERMANENT TAX INDEX NUMBER(S):

14-31-139-045 PA COUNTY CONTROL

LOWIS & GELLEN 200 West Adams Street Suite 1900 Chicago, Illinois 60606