

# UNOFFICIAL COPY



1109429051

**RECORDATION REQUESTED BY:**  
International Bank of Chicago  
5069 N. Broadway St.  
Chicago, IL 60640

**Doc#:** 1109429051 **Fee:** \$44.25  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/04/2011 12:29 PM Pg: 1 of 4

**WHEN RECORDED MAIL TO:**  
International Bank of Chicago  
5069 N. Broadway St.  
Chicago, IL 60640

**SEND TAX NOTICES TO:**  
International Bank of Chicago  
5069 N. Broadway St.  
Chicago, IL 60640

**FOR RECORDER'S USE ONLY**

**This Modification of Mortgage prepared by:**  
Lender  
INTERNATIONAL BANK OF CHICAGO  
5069 N. Broadway St.  
Chicago, IL 60640

## MODIFICATION OF MORTGAGE

**THIS MODIFICATION OF MORTGAGE** dated January 13, 2011, is made and executed between Cottage Grove Terrace, LLC, an Illinois Limited Liability Company, whose address is 1 TransAm Plaza Suite 480, Oakbrook Terrace, IL 60181 (referred to below as "Grantor") and International Bank of Chicago, whose address is 5069 N. Broadway St., Chicago, IL 60640 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated January 13, 2009 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

**MORTGAGE AND ASSIGNMENT OF RENTS TO INTERNATIONAL BANK OF CHICAGO DATED JANUARY 13, 2009 AND RECORDED ON JANUARY 15, 2009 AS DOCUMENT NUMBERS 0901542035 AND 0901542036 RESPECTIVELY.**

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

LOT 6 AND 7 IN BLOCK 1 IN ENGLEWOOD HEIGHTS BEING A RESUBDIVISION OF WRIGHT'S SUBDIVISION OF NORTH 1/2 OF PART OF EAST 1/2 OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS LYING EAST OF PITTSBURGH CINN AND ST. LOUIS RAILROAD IN COOK COUNTY, ILLINOIS

The Real Property or its address is commonly known as 1613-1615 W. 87th St., Chicago, IL 60620. The Real Property tax identification number is 25-06-206-003-0000.

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

**INCREASE PRINCIPAL AMOUNT TO \$500,000.00; CHANGE OF INTEREST RATE ON THE NOTE TO PRIME PLUS 4.5% ADJUSTING EVERY (12) TWELVE MONTHS WITH THE FLOOR RATE OF 7.75%; AND EXTEND MATURITY DATE INDEFINITELY.**

**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

YES  
4  
NO  
YES  
YES  
NO  
IN

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## MODIFICATION OF MORTGAGE (Continued)

Loan No: 28479

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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 endorser 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 JANUARY 13, 2011.**

GRANTOR:

COTTAGE GROVE TERRACE, LLC

By: 

Mao S. Mei, Manager of Cottage Grove Terrace, LLC

TRANSAMERICA HOLDINGS, LLC, Manager of Cottage Grove Terrace, LLC

By: 

Lee Christopher Renn, Manager of Transamerica Holdings, LLC

LENDER:

INTERNATIONAL BANK OF CHICAGO

X 

Authorized Signer

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## MODIFICATION OF MORTGAGE (Continued)

Loan No: 28479

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### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF IL )

) SS

COUNTY OF Cook )

On this 14 day of March, 2011 before me, the undersigned Notary Public, personally appeared **Mao S. Mei, Manager of Cottage Grove Terrace, LLC and Lee Christopher Renn, Manager of Transamerica Holdings, LLC, Manager of Cottage Grove Terrace, LLC**, and known to me to be members or designated agents of the limited liability company that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, 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 limited liability company.

By CHE MEI WONG

Residing at T2 Construction Inc.

Notary Public in and for the State of IL

My commission expires 2/24/2015



*Che Mei Wong*

PROVIDED BY COOK County Clerk's Office

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## MODIFICATION OF MORTGAGE (Continued)

Loan No: 28479

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### LENDER ACKNOWLEDGMENT

STATE OF IL )

) SS

COUNTY OF Cook )

On this 14 day of March, 2011 before me, the undersigned Notary Public, personally appeared \_\_\_\_\_ and known to me to be the \_\_\_\_\_, authorized agent for **International Bank of Chicago** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **International Bank of Chicago**, duly authorized by **International Bank of Chicago** 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 **International Bank of Chicago**.

By CHE MEI WONG Residing at Id Construction Inc.

Notary Public in and for the State of IL

My commission expires 2/24/2015



Che Mei Wong

PROVIDER OF COOK COUNTY CLERK'S OFFICE