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RECORDATION REQUESTED BY:
Community Bank of Oak Park
River Forest
Main Office
1001 Lake St
Oak Park, IL 60301

Doc#: 1300847009 Fee: \$46.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/08/2013 11:01 AM Pg: 1 of 5

WHEN RECORDED MAIL TO:
Community Bank of Oak Park
River Forest
Main Office
1001 Lake St
Oak Park, IL 60301

4405280-1701

FOR RECORDER'S USE ONLY

GIT

(2/8)

This Modification of Mortgage prepared by:
Karen Cox, Commercial Loan Assistant
Community Bank of Oak Park River Forest
1001 Lake St
Oak Park, IL 60301

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated December 20, 2012, is made and executed between Elston Adventures LLC, whose address is 209 W Ohio, Chicago, IL 60610 (referred to below as "Grantor") and Community Bank of Oak Park River Forest, whose address is 1001 Lake St, Oak Park, IL 60301 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated May 6, 2011 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

a Construction Mortgage and Assignment of Rents dated May 6, 2011 and recorded May 12, 2011 in the Office of the Cook County Recorder as Document #1113247012 and #1113247013, respectively, a Modification of Mortgage dated June 12, 2012 and recorded August 1, 2012 as Document #1221447019, a Modification of Mortgage dated August 7, 2012 and recorded September 17, 2012 as Document #1226147031 and a Modification of Mortgage dated October 26, 2012 and recorded November 8, 2012 as Document #1231357000 .

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 1765 N. Elston Ave., Chicago, IL 60622. The Real Property tax identification number is 14-32-302-006-0000, 14-32-302-008-0000 & 14-32-302-013-0000.

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


Increase the amount of the Construction Mortgage as follows:

From \$6,815,000.00 to \$7,410,373.00 and the maximum lien from \$13,630,000.00 to \$14,820,746.00

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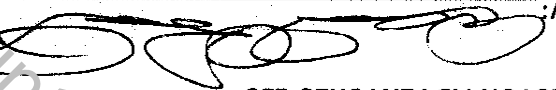
Property of Cook County Clerk's Office

Authorized Signer
X 

COMMUNITY BANK OF OAK PARK RIVER FOREST

LENDER:

By: Alexander Pearsall, Manager of Elston Adventures LLC



ELSTON ADVENTURES LLC

GRANTOR:

2012.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED DECEMBER 20,

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.

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MODIFICATION OF MORTGAGE

Loan No: 803039159

(Continued)

Page 3

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 20th day of December, 2012 before me, the undersigned Notary Public, personally appeared **Alexander Pearsall, Manager of Elston Adventures LLC**, and known to me to be a member or designated agent 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 he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

By Karen M. Cox Residing at Palmdale, IL
 Notary Public in and for the State of Illinois

My commission expires 2/27/16

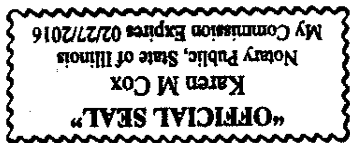


Cook County Clerk's Office

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On this 20th day of December, 2012 before me, the undersigned Notary Public, personally appeared Kate S. Braardt and known to me to be the ARP authorized agent for Community Bank of Oak Park River Forest that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of Community Bank of Oak Park River Forest, duly authorized by Community Bank of Oak Park River Forest 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 Community Bank of Oak Park River Forest.

By Karen M Cox Notary Public in and for the State of Illinois My commission expires 2/27/2016

Kate S. Braardt Residing at Johannesburg, IL

STATE OF Illinois
 COUNTY OF Cook
)
) SS
)

LENDER ACKNOWLEDGMENT

UNOFFICIAL COPYEXHIBIT A.PARCEL 1:

UNIT 101 IN THE ELSTON AVENUE COMMERCIAL CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF BLOCK 17 IN SHEFFIELD'S ADDITION TO CHICAGO, PARTS OF HIRSCH AND STEIN'S SUBDIVISION OF BLOCK 17 IN SHEFFIELD'S ADDITION TO CHICAGO TOGETHER WITH CERTAIN VACATED STREETS AND ALLEYS, ALL IN THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1206031049 TOGETHER WITH IT UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1, P-2, P-3, P-4, P-5, P-6, P-7, P-8, P-9, P-10, P-11, P-12, P-13, P-14, P-15, P-16, P-17, P-18, P-19, P-20, P-21, P-22, P-23, P-24, P-25, P-26, P-27, P-28, P-29, P-30, P-31, P-32, P-33, P-34, P-35, P-36, P-37, P-38, P-39, P-40, P-41, P-42, P-43, P-44, P-45, P-46, P-47, P-48, P-49, P-50, P-51, P-52, P-53, P-54, P-55, P-56, P-57, P-58, P-59, P-60, P-61, P-62, P-63, P-64, P-65, P-66, P-67, P-68, P-69, P-70, P-71, P-72, P-73, P-74, P-75, P-76, P-77, P-78, P-79, P-80, P-81, P-82, P-83, P-84, P-85, P-86, P-87, P-88, P-89, P-90, P-91, P-92, P-93, P-94, P-95, P-96, P-97, P-98, P-99, P-100, P-101, P-102, P-103, P-104, P-105, P-106, P-110, P-111, P-112, P-113, P-114, P-115, P-116, P-117, P-118, P-119, P-120, P-121 AND P-122, AS A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1206031049.

PARCEL 5:

THAT PART OF LOTS 3 AND 4, AND PART OF LOTS 13 AND 14, AND PART OF LOT 21 IN HIRSCH AND STEIN'S SUBDIVISION OF LOTS 7 TO 12, INCLUSIVE AND PART OF ORIGINAL LOTS 13 AND 14, VACATED ALLEY LOCATED EASTERLY OF AND ADJOINING SAID LOTS 3 AND 4, AND WESTERLY OF AND ADJOINING SAID LOTS 13 AND 14, IN HIRSCH AND STEIN'S SUBDIVISION, AFORESAID, AND PART OF VACATED STEIN STREET LOCATED EASTERLY OF AND ADJOINING SAID LOTS 13 AND 14, AND WESTERLY OF AND ADJOINING PART OF LOT 21 IN HIRSCH AND STEIN'S SUBDIVISION, AFORESAID, ALL IN BLOCK 17 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 2 IN HIRSCH AND STEIN'S SUBDIVISION, AFORESAID, AND RUNNING THENCE NORTHEASTERLY ALONG A LINE PARALLEL TO THE NORTHERLY LINE OF REDFIELD STREET (NOW CALLED WILLOW STREET) A DISTANCE OF 360 FEET TO A POINT OF CURVE; THENCE IN A NORTHERLY AND EASTERLY DIRECTION ALONG AN ARC OF A CIRCLE HAVING A RADIUS OF 204.7 FEET CONVEX TO THE NORTHEAST WITH AN ARC OF 209.71 FEET TO A POINT 112.5 FEET, MORE OR LESS, NORTHERLY OF THE NORTHERLY LINE OF REDFIELD STREET (NOW CALLED WILLOW STREET) (MEASURED ALONG A LINE PARALLEL TO THE EASTERLY LINE OF LOT 14 IN BLOCK 17 IN SHEFFIELD'S ADDITION TO CHICAGO, AFORESAID) AND 25 FEET SOUTHWESTERLY OF THE EASTERLY LINE OF LOT 14 IN BLOCK 17 AFORESAID; THENCE SOUTHEASTERLY ALONG SAID PARALLEL LINE 82.96 FEET; THENCE NORTHWESTERLY ALONG AN ARC OF CIRCLE HAVING A RADIUS OF 166.23 FEET AND AN ARC DISTANCE OF 156.83 FEET; THENCE NORTHWEST ALONG EXTERIOR FACE OF WALL OF CONCRETE BLOCK BUILDING 53.12 FEET; THENCE CONTINUING WESTERLY ALONG SAID EXTERIOR FACE 22.20 FEET; THENCE CONTINUING SOUTHWESTERLY ALONG SAID EXTERIOR FACE, 28.49 FEET; THENCE CONTINUING SOUTHWESTERLY ALONG SAID EXTERIOR FACE OF WALL, 353.46 FEET TO THE EASTERLY LINE OF ELSTON AVENUE; AND THENCE NORTHWESTERLY ALONG THE EASTERLY LINE OF ELSTON AVENUE 33.84 FEET TO THE POINT OF BEGINNING.