



Doc#: 1313319078 Fee: \$44.00
RHSP Fee:\$10.00 Affidavit Fee:
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 05/13/2013 03:55 PM Pg: 1 of 4

WHEN RECORDED MAIL TO:
LAKESIDE BANK
Loan Operations
1055 W ROOSEVELT RD
CHICAGO, IL 60608

SEND TAX NOTICES TO:
LAKESIDE BANK
UIC/NEAR WEST
1055 W ROOSEVELT RD
CHICAGO, IL 60608

FOR RECORDER'S USE ONLY

1041

13-01311

This Modification of Mortgage prepared by: **NORTH AMERICAN
LAKESIDE BANK
1055 W ROOSEVELT RD
CHICAGO, IL 60608** **TITLE CO.**

MODIFICATION OF MORTGAGE



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THIS MODIFICATION OF MORTGAGE dated May 6, 2013, is made and executed between North Avenue Acquisitions, LLC, whose address is 1636 North Bosworth Ave, Ste C1, Chicago, IL 60642 (referred to below as "Grantor") and LAKESIDE BANK, whose address is 2800 N ASHLAND AVE, CHICAGO, IL 60657 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated April 30, 2012 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

March 30, 2012 as Document number 1212116022.

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

UNITS 2E, 2W, 3E, 3W, 4E AND 4W IN THE 2136 W. NORTH CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 81 AND 82 IN JOHNSTON'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF PARTS OF LOTS 3, 5 AND 6 IN ASSESSOR'S DIVISION OF UNSUBDIVIDED LANDS IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0802403034, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 60667391

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The Real Property or its address is commonly known as 2136 West North Ave, Chicago, IL 60647. The Real Property tax identification number is 14-31-331-034-1003 (UNIT 2E), 14-31-331-034-1004 (UNIT 2W), 14-31-331-034-1005 (UNIT 3E), 14-31-331-034-1006 (UNIT 3W), 14-31-331-034-1007 (UNIT 4E), 14-31-331-034-1008 (UNIT 4W).

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

To increase the principal balance to **\$1,083,184.94.**

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 MAY 6, 2013.

GRANTOR:

NORTH AVENUE ACQUISITIONS, LLC

By: _____

Michael N. Lerner, Manager of North Avenue Acquisitions, LLC

LENDER:

LAKESIDE BANK

X _____

Authorized Signer

DeKalb County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 60667391

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

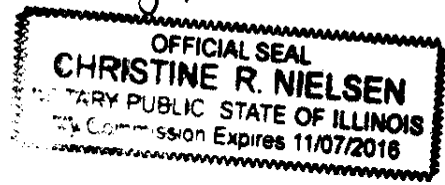
STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 6th day of May, 2013 before me, the undersigned Notary Public, personally appeared **Michael N. Lerner, Manager of North Avenue Acquisitions, 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 [Signature] Residing at Chicago, IL

Notary Public in and for the State of Illinois

My commission expires 11/07/2016



Cook County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 60667391

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LENDER ACKNOWLEDGMENT

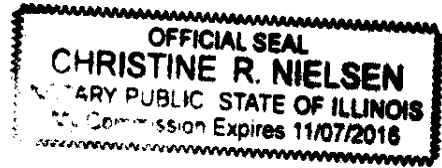
STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 6th day of May, 2013 before me, the undersigned Notary Public, personally appeared Jeff Wisniewski and known to me to be the Vice President, authorized agent for **LAKESIDE BANK** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **LAKESIDE BANK**, duly authorized by **LAKESIDE 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 **LAKESIDE BANK**.

By [Signature] Residing at Chicago, IL

Notary Public in and for the State of Illinois

My commission expires 11/07/2016



Cook County Clerk's Office