



Doc#: 1318441056 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/03/2013 11:32 AM Pg: 1 of 4

RECORDATION REQUESTED BY:
Bridgeview Bank Group
7940 S. Harlem Ave.
Bridgeview, IL 60455

WHEN RECORDED MAIL TO:
Bridgeview Bank Group
ATTN: Loan Operations
4753 N Broadway
Chicago, IL 60640

SEND TAX NOTICES TO:
3538 Grace LLC
1742 W Barry
Chicago, IL 60657

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:
Bridgeview Bank Group
4753 N Broadway
Chicago, IL 60640

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated June 5, 2013, is made and executed between 3538 Grace LLC, an Illinois Limited Liability Company, whose address is 1742 W Barry, Chicago, IL 60657 (referred to below as "Grantor") and Bridgeview Bank Group, whose address is 7940 S. Harlem Ave., Bridgeview, IL 60455 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated April 16, 2013 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded April 23, 2013 as document 1311333007 made by 3538 Grace LLC to Lender to secure a Note for \$325,000.00.

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

LOT 28 IN BLOCK 3 IN BICKERDIKE'S ADDITION TO IRVING PARK, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THAT PART LYING SOUTH OF ELSTON AVENUE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

The Real Property or its address is commonly known as 3538 W Grace / 3800 N Drake, Chicago, IL 60618. The Real Property tax identification number is 13-23-208-042-0000.

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

This is to clarify and modify the principal balance of the debt secured by the Mortgage. This mortgage secures a Note dated June 5, 2013 in the principal amount of \$347,577.46. Said Note is secured by the property pursuant to the terms of the Mortgage. The maximum lien for the total indebtedness \$347,577.46, which includes certain limited protective advances, is \$695,154.92.

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

Box 400-CTCC

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2013/3/629 Accommodation Recording D2 SCS

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 622387900-10301

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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 JUNE 5, 2013.

GRANTOR:

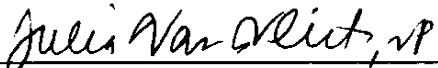
3538 GRACE LLC

By: 
Steven L. DeGraff, Member of 3538 Grace LLC

By: 
Mitchell Zamost, Member of 3538 Grace LLC

LENDER:

BRIDGEVIEW BANK GROUP

x 
Julie Van Orsicht, VP
Authorized Signer

Property of Cook County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 622387900-10301

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

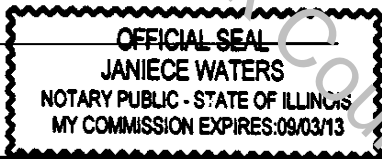
STATE OF Illinois)
)
 COUNTY OF Cook) SS
)

On this 6/7/13^{9th} day of JUNE, 2013 before me, the undersigned Notary Public, personally appeared **Steven L. DeGraff, Member of 3538 Grace LLC and Mitchell Zamost, Member of 3538 Grace 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 Janiece Waters Residing at 191 N. Wacker Dr.
Chicago

Notary Public in and for the State of Illinois

My commission expires _____



Cook County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

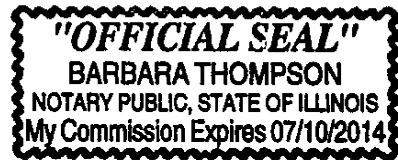
Loan No: 622387900-10301

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LENDER ACKNOWLEDGMENT

STATE OF Ill

COUNTY OF Cook



On this 7th day of June 2013 before me, the undersigned Notary Public, personally appeared Julian Van Vleet and known to me to be the VP, authorized agent for **Bridgeview Bank Group** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Bridgeview Bank Group**, duly authorized by **Bridgeview Bank Group** 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 **Bridgeview Bank Group**.

By Barbara Thompson Residing at _____

Notary Public in and for the State of Ill

My commission expires 7-10-14

Cook County Clerk's Office