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1322716050

RECORDATION REQUESTED BY:

Belmont Bank & Trust
Company
8250 W Belmont Ave
Chicago, IL 60634

Doc#: 1322716050 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/15/2013 12:55 PM Pg: 1 of 5

WHEN RECORDED MAIL TO:

Belmont Bank & Trust
Company
8250 W Belmont Ave
Chicago, IL 60634

SEND TAX NOTICES TO:

Belmont Bank & Trust
Company
8250 W Belmont Ave
Chicago, IL 60634

FOR RECORDER'S USE ONLY

4000 8/14 MJ

This Modification of Mortgage prepared by:

Robert Sztremier, Loan Processor
Belmont Bank & Trust Company
8250 W Belmont Ave
Chicago, IL 60634

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated August 8, 2013, is made and executed between 2136-38 Damen, LLC (referred to below as "Grantor") and Belmont Bank & Trust Company, whose address is 8250 W Belmont Ave, Chicago, IL 60634 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated March 28, 2013 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

recorded with Cook County Recorder of Deeds on April 3, 2013 as document number 1309357743.

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 2136 - 2138 N Damen Ave, Chicago, IL 60647. The Real Property tax identification number is 14-31-127-039-0000 and 14-31-127-040-0000.

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

(i) The Indebtedness is evidenced by original Promissory Note dated March 28, 2013 in the original maximum principal amount of \$1,300,000.00, with all of its renewals and modifications and most recently modified by Change in Terms Agreement dated August 8, 2013 in the maximum principal amount of \$1,700,000.00 with monthly payments of interest only calculated based on the Belmont Prime index, currently at 4.250%, plus a margin of 4.250% with a floor of 8.500% interest rate per annum (365/360 method) followed by a single maturity payment of all outstanding interest and principal on April 8, 2014. **NOTICE TO GRANTOR: THE NOTE CONTAINS A VARIABLE INTEREST RATE.**

(ii) Other paragraphs included elsewhere in this document further modify the Mortgage to the extent described therein.

UNOFFICIAL COPY**MODIFICATION OF MORTGAGE
(Continued)**

Loan No: 8700002284

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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 AUGUST 8, 2013.

GRANTOR:

2136-38 DAMEN, LLC

By: Bartłomiej Przyjemski, Sole Member & Manager of 2136-38
Damen, LLC**LENDER:****BELMONT BANK & TRUST COMPANY**X 

Authorized Signer

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 8700002284

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

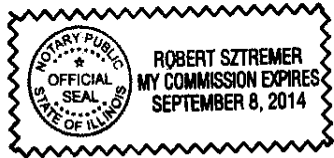
STATE OF Illinois)
)
) SS
 COUNTY OF Cook)

On this 9th day of August, 2013 before me, the undersigned Notary Public, personally appeared **Bartlomiej Przyjemski, Sole Member & Manager of 2136-38 Damen, 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 IL

My commission expires 09/08/2014



Cook County Clerk's Office

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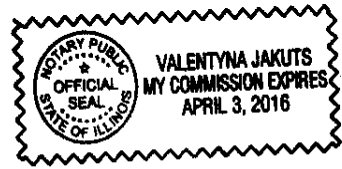
MODIFICATION OF MORTGAGE (Continued)

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LENDER ACKNOWLEDGMENT

STATE OF IL)
)
 COUNTY OF COOK) SS
)



On this 12 day of August, 2013 before me, the undersigned Notary Public, personally appeared Robert Sztramer and known to me to be the Loan Processor, authorized agent for **Belmont Bank & Trust Company** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Belmont Bank & Trust Company**, duly authorized by **Belmont Bank & Trust Company** 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 **Belmont Bank & Trust Company**.

By J. J. [Signature] Residing at Schaumburg

Notary Public in and for the State of IL

My commission expires 04/03/16

DEPT. OF COOK COUNTY CLERK'S OFFICE

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Exhibit "A"

Lots 26 and 27 in Block 4 in Sherman's Addition to Holstein in the southeast 1/4 of the northwest 1/4 of section 31, township 40 north, range 14, east of the third principal meridian, in cook county, illinois.

CKA: 2136-38 North Damen, Chicago, IL

PINS: 14-31-127-039 and 040

Property of Cook County Clerk's Office