

# UNOFFICIAL COPY

## Illinois Anti-Predatory Lending Database Program

### Certificate of Exemption



**Doc#:** 1405239101 **Fee:** \$44.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/21/2014 03:26 PM Pg: 1 of 4

**Report Mortgage Fraud**  
**800-532-8785**

The property identified as: **PIN:** 13-36-331-053-1020

**Address:**

**Street:** 2800 W. North Ave., Unit 604

**Street line 2:**

**City:** Chicago

**State:** IL

**ZIP Code:** 60647

**Lender:** Walter Boitchouk

**Borrower:** Ukie-West Corp

**Loan / Mortgage Amount:** \$70,000.00

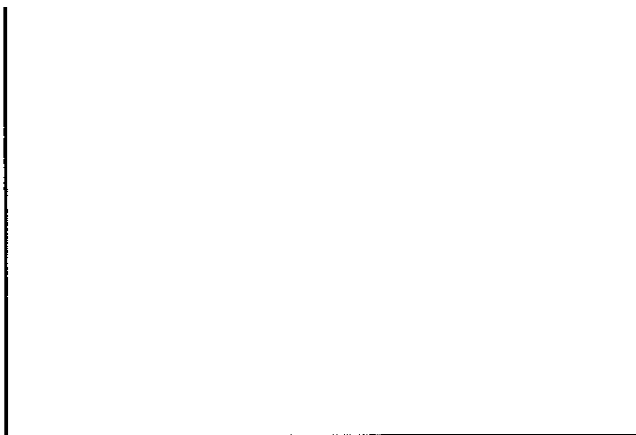
This property is located within the program area and the transaction is exempt from the requirements of 765 ILCS 77/70 et seq. because the application was taken by an exempt entity.

**Certificate number:** 23172362-4016-4059-9EF9-F5E0892B34B5

**Execution date:** 01/16/2014

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Prepared by and after recording return to:  
Alexander Demchenko, Esq.  
Demchenko & Kashuba LLC  
2338 W. Belmont Ave.  
Chicago, IL 60618  
Tel.: 773-360-8803



Space Above This Line Reserved For Recorder's Use

## MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE ("Mortgage"), made as of this 17<sup>th</sup> day of December, 2013, by **UKIE-WEST CORP.**, an Illinois corporation with its principal place of business at 2100 W. Erie St., Chicago, IL 60612 ("Borrower") to and for the benefit of **WALTER BOITCHOUK**, an individual, of 1100 N. Cumberland Ave., Park Ridge, IL 60068 ("Lender").

1. **Mortgage.** Lender and Borrower have entered into a Mortgage dated August 7, 2012 and recorded August 31, 2012 with the Cook County Recorder's Office as Document No. 1224413096 ("Mortgage").

2. **Real Property Description.** The mortgage covers the real property located in Cook County, Illinois, and legally described on Exhibit "A" attached hereto.

3. **Modification.** Lender and Borrower hereby modify the Mortgage as follows:

- (a) The principal of the debt secured by the Mortgage shall be Seventy Thousand Dollars (\$70,000.00).
- (b) The interest rate shall be Twenty-Two Percent (22.0%)
- (c) The Maturity Date shall be August 17, 2014.

4. **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 ("Note"). It is the intention of the 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 the 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 subsequent actions.



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## EXHIBIT "A" LEGAL DESCRIPTION

Unit 604 in 2800 West North Condominiums, as delineated on a Plat of Survey of 2800 West North Condominiums, which Plat of Survey is attached as Exhibit D to the Declaration of Condominium recorded August 27, 2009 in the office of the Recorder of Deeds of Cook County, Illinois as document number 0923931075 of the following described parcel of real estate:

Parcel 1: Lot 11 (except the East 25 feet and except the North 37.25 feet) in Block 16 in Hansbrough & Hess Subdivision of the East 1/2 of the Southwest 1/4 of Section 36, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: The North 37 1/4 feet of the West 39 feet of Lot 11 in Block 16 in Hansbrough & Hess Subdivision of the East 1/2 of the Southwest 1/4 of Section 36, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 3: That part of the East 25.0 feet of Lot 11 in Block 16 in Hansbrough & Hess Subdivision of the East 1/2 of the Southwest 1/4 of Section 36, Township 40 North, Range 13 East of the Third Principal Meridian, described as follows: beginning at the Southwest corner of the East 25.0 feet of Lot 11 aforesaid; thence North 00 degrees 31 minutes 30 seconds West along the West line of said East 25.0 feet for a distance of 173.03 feet; thence South 87 degrees 55 minutes 45 seconds East 20.42 feet; thence South 3 degrees 37 minutes 50 seconds West 172.06 feet to the South line of Lot 11; thence North 90 degrees West along said South line 7.85 feet to the point of beginning, in Cook County, Illinois.

Excepting therefrom commercial space more particularly described as follows:

The following parcel of land lying above a horizontal plane at elevation +18.85 feet (Chicago City Datum) and lying below a horizontal plane at elevation +32.91 feet (Chicago City Datum) described as follows:

Beginning at the point 0.16 feet North and 5.54 feet East of the Southwest Corner of said tract; thence North, a distance of 5.04 feet; thence West, a distance of 0.08 feet; thence North a distance of 57.66 feet; thence East, a distance of 19.54 feet; thence North a distance of 1.15 feet; thence East, a distance of 5.27 feet; thence South a distance of 15.75 feet; thence East, a distance of 13.06 feet; thence North, a distance of 0.35 feet; thence East, a distance 3.78 feet; thence North, a distance of 0.64 feet; thence Easterly, a distance of 3.25 feet; thence Southerly a distance of 2.75 feet; thence Westerly, a distance of 0.20 feet; thence Southerly, a distance of 46.16 feet; thence Westerly a distance of 41.30 feet to the point of beginning, in Cook County, Illinois.

Permanent Real Estate Index Number: 13-36-331-053-1020

Address of Real Estate: 2800 W. North Ave., Unit 604, Illinois 60647