

UNOFFICIAL COPY



RECORDATION REQUESTED BY:

Edgebrook Bank
6000 W. Touhy Avenue
Chicago, IL 60646

Doc#: 1405950102 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/28/2014 02:13 PM Pg: 1 of 4

WHEN RECORDED MAIL TO:

Edgebrook Bank
6000 W. Touhy Avenue
Chicago, IL 60646

SEND TAX NOTICES TO:

Edgebrook Bank
6000 W. Touhy Avenue
Chicago, IL 60646

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:
Candy Liang, Loan Operations Officer
Edgebrook Bank
6000 W. Touhy Avenue
Chicago, IL 60646

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated February 14, 2014, is made and executed between 1700 Wood Street LLC, an Illinois Limited Liability Company, whose address is 1658 N. Milwaukee Avenue, Suite 338, Chicago, IL 60647 (referred to below as "Grantor") and Edgebrook Bank, whose address is 6000 W. Touhy Avenue, Chicago, IL 60646 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated February 14, 2014 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

FIRST MORTGAGE AND ASSIGNMENT OF RENTS ON PROPERTY LOCATED AT 1942 N. WOOD STREET, CHICAGO IL 60622 DATED JUNE 05, 2013 AND RECORDED ON JULY 17, 2013 AS DOCUMENT NUMBERS 1319835084 AND 1319835085, RESPECTIVELY.

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

LOT 18 IN WILLIAM WERNECKIS SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 32 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 31 TOWNSHIP 40 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

The Real Property or its address is commonly known as 1942 N. Wood Street, Chicago, IL 60622. The Real Property tax identification number is 14-31-403-026-0000.

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

UPON THE EXECUTION OF THE CHANGE IN TERMS AGREEMENT DATED FEBRUARY 14, 2014, THE PRINCIPAL BALANCE OF LOAN WILL BE INCREASED BY \$569,500.00 FROM \$450,500.00 TO \$1,020,000.00.

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

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

Page 2

Loan No: 91004607

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 FEBRUARY 14, 2014.

GRANTOR:

1700 WOOD STREET LLC

By:

Tomasz Litwicki, Member of 1700 Wood Street LLC

LENDER:

EDGEBROOK BANK

X

Authorized Signer

Property of Cook County Clerk's Office

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE

(Continued)

Loan No: 91004607

Page 3

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

On this 14 day of FEBRUARY, 2014 before me, the undersigned Notary Public, personally appeared **Tomasz Litwicki, Member of 1700 Wood Street 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 6000 W. Lusk Ave
 Notary Public in and for the State of ILLINOIS

My commission expires 08 December 2014

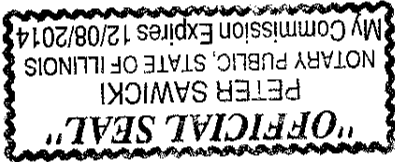


County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office

LASER PRO Lending, Ver. 13.3.0.024 Copr. Harland Financial Solutions, Inc. 1997, 2014. All Rights Reserved. - IL G:\PROSUTITE\CF\ILLG201 FC TR-754 PR-16



My commission expires 12 December 2014
Notary Public in and for the State of ILLINOIS

By [Signature]
Residing at 6000 W. Taylor Ave
On this 24 day of February, 2014, before me, the undersigned Notary Public, personally appeared Dariusz Gucinski and known to me to be the LOAN OFFICER, authorized agent for Edgebrook Bank that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of Edgebrook Bank, duly authorized by Edgebrook 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 Edgebrook Bank.

STATE OF ILLINOIS
COUNTY OF COOK
)
) SS
)

LENDER ACKNOWLEDGMENT