

# UNOFFICIAL COPY

**RECORDATION REQUESTED BY:**

MB Financial Bank, N.A.  
Commercial Division 3  
6401 North Lincoln Avenue  
Lincolnwood, IL 60712



Doc#: 1406539009 Fee: \$52.25  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/06/2014 09:21 AM Pg: 1 of 7

**WHEN RECORDED MAIL TO:**

MB Financial Bank, N.A.  
Loan Documentation  
6111 N. River Rd.  
Rosemont, IL 60018

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:  
N. SANTIAGO/LN #4222465/ID #33621  
MB Financial Bank, N.A.  
6111 N. River Rd.  
Rosemont, IL 60018

## MODIFICATION OF MORTGAGE



\*0740\*

THIS MODIFICATION OF MORTGAGE dated February 10, 2014, is made and executed between 1142 MONTANA LLC, whose address is 1928 W IRVING PARK RD, CHICAGO, IL 60613-2408 (referred to below as "Grantor") and MB Financial Bank, N.A., whose address is 6401 North Lincoln Avenue, Lincolnwood, IL 60712 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated May 31, 2005 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

Mortgage dated as of May 31, 2005 executed by 1142 Montana LLC ("Grantor") for the benefit of MB Financial Bank, N.A. ("Lender"), recorded on June 16, 2005 as document no. 0516741122, and Assignment of Rents of even date therewith executed by Grantor for the benefit of Lender, recorded on June 16, 2005 as document no. 0516741123, further modified by a Modification of Mortgage recorded on September 13, 2005 as document no. 0525606075, modified by a Modification of Mortgage recorded on November 29, 2012 as document no. 1233404118, and modified by a Modification of Mortgage recorded on December 19, 2012 as document no. 1235419060.

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

LOT 20 AND THE EAST 5 FEET OF LOT 21 IN BLOCK 2 IN STENSLAND'S SUBDIVISION OF THE EAST 664.7 FEET OF LOTS 1 TO 4 INCLUSIVE IN SHELBY AND MAGOFFIN'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

S 7  
P 7  
S M  
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SC 7  
E N  
INT 7/16

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(Continued)**

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The Real Property or its address is commonly known as 2439 W. WARNER, CHICAGO, IL 60618. The Real Property tax identification number is 13-13-414-008-0000.

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

The definition of "Note" set forth in the Mortgage is hereby amended and restated in its entirety as follows: The word "Note" means that certain Promissory Note dated February 10, 2014 in the original principal amount of \$237,591.66 executed by Borrower payable to the order of Lender, as amended, supplemented, modified or replaced from time to time.

**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.

**WAIVER.** GRANTOR HEREBY EXPRESSLY AND UNCONDITIONALLY WAIVES AND RELINQUISHES:

(1) ANY RIGHT TO TRIAL BY JURY IN ANY ACTION OR PROCEEDING (i) TO ENFORCE OR DEFEND ANY RIGHTS UNDER OR IN CONNECTION WITH THIS AGREEMENT OR ANY AMENDMENT, INSTRUMENT, DOCUMENT OR AGREEMENT DELIVERED OR WHICH MAY BE DELIVERED RELATED TO THIS AGREEMENT OR (ii) ARISING FROM ANY DISPUTE OR CONTROVERSY IN CONNECTION WITH, IN FURTHERANCE OF, OR RELATED TO THIS AGREEMENT OR ANY AMENDMENT, INSTRUMENT, DOCUMENT OR AGREEMENT RELATED THERETO, AND AGREES THAT ANY SUCH ACTION OR PROCEEDING SHALL BE TRIED BEFORE A JUDGE AND NOT A JURY;

(2) EVERY DEFENSE, INCLUDING, WITHOUT LIMITATION, BREACH OF THE IMPLIED COVENANT OF GOOD FAITH AND FAIR DEALING, AND ANY CAUSE OF ACTION, COUNTERCLAIM OR SETOFF WHICH GRANTOR MAY HAVE TO ANY ACTION BY LENDER IN ENFORCING THIS AGREEMENT OR ANY DOCUMENT EXECUTED IN CONNECTION WITH, RELATED TO, OR IN FURTHERANCE OF THIS AGREEMENT.

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 10, 2014.

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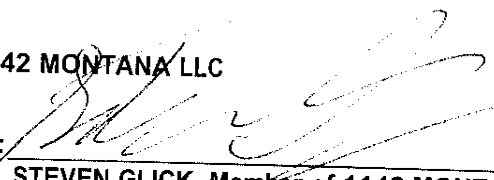
## MODIFICATION OF MORTGAGE (Continued)

Loan No: 4222466

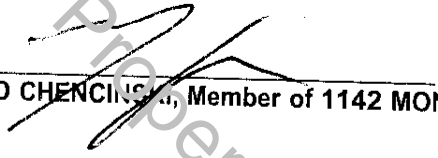
Page 3

**GRANTOR:**

1142 MONTANA LLC

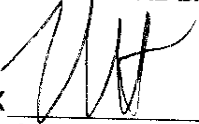
By:   
STEVEN GLICK, Member of 1142 MONTANA LLC

By:   
DAVID CHENCINSKI, Member of 1142 MONTANA LLC

By:   
ROBERT CHENCINSKI, Member of 1142 MONTANA LLC

**LENDER:**

MB FINANCIAL BANK, N.A.

X   
Authorized Signer

Property of Cook County Clerk's Office

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## MODIFICATION OF MORTGAGE (Continued)

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GRANTOR:

1142 MONTANA LLC

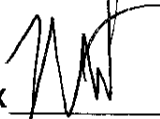
By: \_\_\_\_\_  
STEVEN GLICK Member of 1142 MONTANA LLC

By: \_\_\_\_\_  
DAVID CHENCINSKI Member of 1142 MONTANA LLC

By: RH \_\_\_\_\_  
ROBERT CHENCINSKI, Member of 1142 MONTANA LLC

LENDER:

MB FINANCIAL BANK, N.A.

X  \_\_\_\_\_  
Authorized Signer

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## MODIFICATION OF MORTGAGE (Continued)

Loan No: 4222466

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### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF California )  
 ) SS  
 COUNTY OF Los Angeles )

On this Jan 31, 2014 day of Jan, 2014 before me, the undersigned Notary Public, personally appeared ~~STEVEN CLICK~~, Member of 1142 MONTANA LLC; ~~DAVID CHENCINSKI~~, Member of 1142 MONTANA LLC; and ROBERT CHENCINSKI, Member of 1142 MONTANA 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 Shari S. Denick Residing at Northridge CA

Notary Public in and for the State of California

My commission expires \_\_\_\_\_



Los Angeles County Clerk's Office

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## MODIFICATION OF MORTGAGE (Continued)

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### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

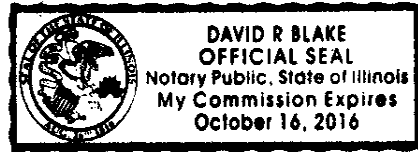
STATE OF IL )  
 )  
 ) SS  
 COUNTY OF Cook )

On this 30 day of January, 2014 before me, the undersigned Notary Public, personally appeared **STEVEN GLICK, Member of 1142 MONTANA LLC; DAVID CHENCINSKI, Member of 1142 MONTANA LLC; and ROBERT CHENCINSKI, Member of 1142 MONTANA 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 [Signature] Residing at 1928 W Irving Rd. Chicago, IL 60613

Notary Public in and for the State of IL

My commission expires October 16, 2016



*Notary Public, State of Illinois*  
 Cook County Clerk's Office

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## MODIFICATION OF MORTGAGE (Continued)

Loan No: 4222466

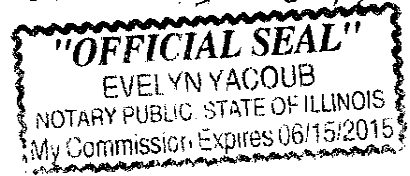
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### LENDER ACKNOWLEDGMENT

STATE OF IL )  
 )  
 COUNTY OF COOK ) SS  
 )

On this 12<sup>th</sup> day of February, 2014 before me, the undersigned Notary Public, personally appeared Mitchell A. Mizerster and known to me to be the Sec. Vice President, authorized agent for **MB Financial Bank, N.A.** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **MB Financial Bank, N.A.**, duly authorized by **MB Financial Bank, N.A.** 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 **MB Financial Bank, N.A.**

By [Signature] Residing at 6401 N. Lincoln  
Linwood, IL 60766  
 Notary Public in and for the State of IL  
 My commission expires 6/15/2015



Cook County Clerk's Office