

# UNOFFICIAL COPY



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RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A.Yarbrough  
Cook County Recorder of Deeds  
Date: 03/26/2014 02:27 PM Pg: 1 of 4

**WHEN RECORDED MAIL TO:**  
**LAKESIDE BANK**  
Loan Operations  
1055 W ROOSEVELT RD  
CHICAGO, IL 60608

**SEND TAX NOTICES TO:**  
**LAKESIDE BANK**  
UIC/NEAR WEST  
1055 W ROOSEVELT RD  
CHICAGO, IL 60608

**FOR RECORDER'S USE ONLY**

**This Modification of Mortgage prepared by:**  
**LAKESIDE BANK**  
55 West Wacker Drive  
CHICAGO, IL 60601

## MODIFICATION OF MORTGAGE



\*00000000060735091011520140740DAMS, LLC00000000001152014#####%/%%\*

**THIS MODIFICATION OF MORTGAGE** dated January 15, 2014, is made and executed between Midwest Adams, LLC, whose address is 1300 West Higgins Road, Suite 209, Park Ridge, IL 60068 (referred to below as "Grantor") and LAKESIDE BANK, whose address is 55 W WACKER DRIVE, CHICAGO, IL 60601 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated November 20, 2013 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

**Recorded January 22, 2014 as document number 1402226096.**

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

UNIT 102 IN THE PROMENADE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1 THROUGH 6 AND THE EAST 2.21 FEET OF LOT 7 INCLUSIVE IN REES AND RUCKER'S SUBDIVISION OF BLOCK 16 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0020240583; AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTERESTS IN THE COMMON ELEMENTS, IN COOK

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(Continued)**

Loan No: 60735091

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COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 1201 West Adams Street, Unit 102, Chicago, IL 60607. The Real Property tax identification number is 17-17-113-116-1002.

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

**To change interest rate to 4.375% Fixed and restate monthly payments.**

**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 JANUARY 15, 2014.**

**GRANTOR:**

**MIDWEST ADAMS, LLC**

**ASTRO CAPITAL GROUP INC., Manager of Midwest Adams, LLC**

By: \_\_\_\_\_

Constantinos Kouniaris, President of Astro Capital Group Inc.

**LENDER:**

**LAKESIDE BANK**

X \_\_\_\_\_

Authorized Signer

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**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**

STATE OF PROVINCE OF QUEBEC )  
 ) SS  
 COUNTY OF DISTRICT OF MONTREAL )

On this 12<sup>th</sup> day of MARCH, 2014 before me, the undersigned Notary Public, personally appeared **Constantinos Kouniaris, President of Astro Capital Group Inc., Manager of Midwest Adams, 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 \_\_\_\_\_

Notary Public in and for the State of PROVINCE OF QUEBEC

My commission expires LIFE

ROBERT P. GOSSET, NOTAIRE  
 51, AVENUE CARTIER  
 POINTE-CLAIRE (QUEBEC) H9S 4R5  
 TÉL.: (514) 694-9278

County Clerk's Office

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**LENDER ACKNOWLEDGMENT**

STATE OF Illinois )  
 ) SS  
COUNTY OF Cook )

On this 18th day of March, 2014 before me, the undersigned Notary Public, personally appeared Justin P. Newhuis and known to me to be the Assistant V.P., authorized agent for **LAKESIDE BANK** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **LAKESIDE BANK**, duly authorized by **LAKESIDE 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 **LAKESIDE BANK**.

By Melanda Kywe Residing at 1055 W. Roosevelt Rd.  
Melanda Kywe Chicago, IL 60608  
Notary Public in and for the State of Illinois  
My commission expires 01/31/2017

