

RECORDATION REQUESTED BY:
Community Bank of Oak Park
River Forest
Main Office
1001 Lake St
Oak Park, IL 60301

WHEN RECORDED MAIL TO:
Community Bank of Oak Park
River Forest
Main Office
1001 Lake St
Oak Park, IL 60301

*all
C.F.I./W
5/27/14
W.S.A. 2/10/14
1/10*

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:
Karen Cox, Commercial Loan Assistant
Community Bank of Oak Park River Forest
1001 Lake St
Oak Park, IL 60301

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated May 7, 2014, is made and executed between 1375 West Lake Street, LLC, an Illinois Limited Liability Company, whose address is 511 S. Kenilworth Ave, Oak Park, IL 60304 (referred to below as "Grantor") and Community Bank of Oak Park River Forest, whose address is 1001 Lake St, Oak Park, IL 60301 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated January 24, 2007 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

A Mortgage and Assignment of Rents dated January 24, 2007 and recorded January 24, 2007 in the Office of the Cook County Recorder of Deeds as Document #0702445059 & #0702445060, respectively, and a Modification of Mortgage dated January 7, 2008 and recorded January 18, 2008 in the Office of the Cook County Recorder of Deeds as Document #0801840016 (PARCEL 2) and a Mortgage and Security Agreement and Assignment of Rents dated August 30, 2010 and recorded September 1, 2010 in the Office of the Cook County Recorder of Deeds as Document #1024431073 and #1024431074, respectively (PARCEL 1 & 2) and a Modification of Mortgage dated September 28, 2012, with an effective date of February 1, 2012 and recorded November 21, 2012 in the Office of the Cook County Recorder of Deeds as Document #1232622006 (PARCEL 1 & 2).

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 1371 - 1375 West Lake Street, Chicago, IL 60607. The Real Property tax identification number is 17-08-324-004-0000 & 17-08-324-003-0000 (Parcel 2)

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

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MODIFICATION OF MORTGAGE

(Continued)

Loan No: 802513455

Page 2


Inrease the principal amount to \$2,135,760.00 and the maximum lien amount to \$4,271,520.00.

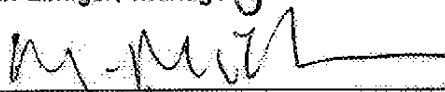
CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Mortgage as changed above nor obligate Lender to make any future modifications. Nothing 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 MAY 7, 2014.

GRANTOR:

1375 WEST LAKE STREET, LLC

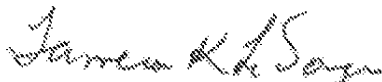
By: 
Brian Elmiger, Manager of 1375 West Lake Street, LLC

By: 
Michael Miller, Member of 1375 West Lake Street, LLC

By: 
Daniel Miskowicz, Member of 1375 West Lake Street, LLC

LENDER:

COMMUNITY BANK OF OAK PARK RIVER FOREST

X 
Authorized Signer

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MODIFICATION OF MORTGAGE

Loan #802513455

(Continued)

Page 3

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF ILLINOIS

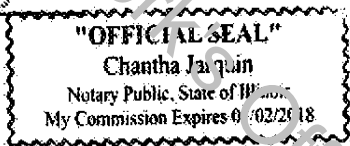
COUNTY OF COOK

On this 21 day of MAY, 2014 before me, the undersigned Notary Public, personally appeared Brian Elmiger, Manager of 1375 West Lake Street, LLC, and known to me to be 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 they are authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

By [Signature] Residing at 1001 LAKE ST. DARPARK, IL. 60521

Notary Public in and for the State of ILLINOIS

My commission expires 1/02/2018



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MODIFICATION OF MORTGAGE

Loan #802513455

(Continued)

Page 4

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF Illinois

COUNTY OF Cook

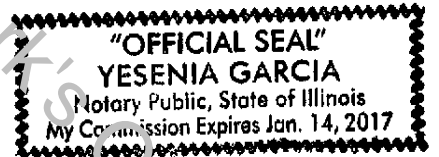
On this 27th day of MAY, 2014 before me, the undersigned Notary Public, personally appeared Michael Miller, Member of 1375 West Lake Street, LLC, and known to me to be member or designated agent of the limited liability company that executed the Modification of Mortgage and acknowledged the Modification 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 they are authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

By Michael Miller Residing at 18215. Bennett, Chicago 60649

Notary Public in and for the State of IL

My commission expires 1/14/17

[Signature]



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MODIFICATION OF MORTGAGE

Loan #802513455

(Continued)

Page 5

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF Michigan

COUNTY OF Cass

On this 21 day of May, 2014 before me, the undersigned Notary Public, personally appeared Daniel Miskowicz, Member of 1375 West Lake Street, LLC, and known to me to be 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 they are authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

By Lindsey Brown Residing at 1105 Broadway St
Cass, MI 49031

Notary Public in and for the State of Michigan

My commission expires 1-11-2021

LINDSEY BROWN
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF CASS
MY COMMISSION EXPIRES 01/11/2021
Acting in the County of Cass

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 802513455

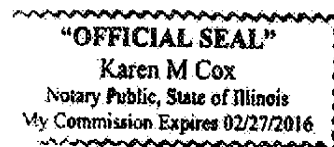
Page 6

LENDER ACKNOWLEDGMENT

STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 7th day of May, 2014 before me, the undersigned Notary Public, personally appeared Tamera S. Lesage and known to me to be the _____, authorized agent for **Community Bank of Oak Park River Forest** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Community Bank of Oak Park River Forest**, duly authorized by **Community Bank of Oak Park River Forest** 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 **Community Bank of Oak Park River Forest**.

By Karen M. Cox Residing at La Grange, IL
 Notary Public in and for the State of Illinois
 My commission expires 02/27/16



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EXHIBIT A

Legal Description

Parcel No. 1:

THAT PART OF LOT 2 IN ASSESSOR'S DIVISION OF THAT PART LYING SOUTH OF LAKE STREET OF LOT 3 IN CIRCUIT COURT PARTITION OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF LAKE STREET WITH THE EAST LINE OF NORTH LOOMIS STREET (AS WIDENED) BEING THE WEST LINE OF THE EAST 233.15 FEET OF SAID LOT 2; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF LAKE STREET 185.38 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID SOUTH LINE 47.74 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 56 SECONDS WEST 188.69 FEET TO THE SOUTH LINE OF LOT 2; THENCE NORTH 89 DEGREES 51 MINUTES 09 SECONDS WEST ALONG SAID SOUTH LINE 47.80 FEET; THENCE NORTH 00 DEGREES 19 MINUTES 03 SECONDS EAST 188.57 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Parcel No. 2:

THAT PART OF LOT 2 IN ASSESSOR'S DIVISION OF THE PART LYING SOUTH OF LAKE STREET OF LOT 3 IN THE CIRCUIT COURT PARTITION OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF LAKE STREET WITH THE EAST LINE OF NORTH LOOMIS STREET (AS WIDENED) BEING THE WEST LINE OF THE EAST 233.15 FEET OF SAID LOT 2; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF LAKE STREET 108.52 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID SOUTH LINE 76.86 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 03 SECONDS WEST 188.57 FEET TO THE SOUTH LINE OF SAID LOT; THENCE NORTH 89 DEGREES 51 MINUTES 09 SECONDS WEST ALONG SAID SOUTH LINE 77.09 FEET; THENCE NORTH 00 DEGREES 23 MINUTES 17 SECONDS EAST 188.37 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS