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RECORDATION REQUESTED BY:

Bridgeview Bank Group
7940 S. Harlem Ave.
Bridgeview, IL 60455

Doc#: 1421810020 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/06/2014 10:31 AM Pg: 1 of 4

WHEN RECORDED MAIL TO:

Bridgeview Bank Group
ATTN: Loan Operations
4753 N Broadway
Chicago, IL 60640

SEND TAX NOTICES TO:

Theus Property Holdings,
LLC.
5250 Old Orchard Suite 400
Skokie, IL 60077

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

Bridgeview Bank Group
4753 N Broadway
Chicago, IL 60640

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated April 15, 2014, is made and executed between Theus Property Holdings, L.L.C., an Illinois limited liability company, whose address is 5250 Old Orchard Suite 400, Skokie, IL 60077 (referred to below as "Grantor") and Bridgeview Bank Group, whose address is 7940 S. Harlem Ave., Bridgeview, IL 60455 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated April 23, 2003 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded May 1, 2003 as document 0312147030, made by Theus Property Holdings, L.L.C. to Bridgeview Bank Group to secure a Note for \$1,093,500.00. Modification of Mortgage recorded April 16, 2008 as document 0810741001 to increase the principal amount to \$1,450,000.00.

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

PARCEL 1:

UNITS 2212, 2214, 2218, 1, 2, 3, 4 AND 5 IN THE BAKERY COMMERCIAL CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARTS OF LOTS 15, 16 AND 17 IN S.S. SMITH'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 10 AND LOT 21 IN WILSON'S SUBDIVISION OF THE WEST 1/2 OF BLOCK 10 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 91565417, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

UNIT NOS. GARAGE UNITS G-2, G-6, AND G-9 IN THE BAKERY RESIDENTIAL CONDOMINIUM AS

Box 400-CTCC

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#8962972 AP 1 of 1

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(Continued)**

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DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARTS OF LOTS 15, 16 AND 17 IN S.S SMITH'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 10 AND LOT 21 IN WILSON'S SUBDIVISION OF THE WEST 1/2 OF BLOCK 10 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 91565416, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2A:

EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR THE BAKERY RESIDENTIAL CONDOMINIUM AND THE BAKERY COMMERCIAL CONDOMINIUM RECORDED AS DOCUMENT 91565415 FOR INGRESS AND EGRESS

The Real Property or its address is commonly known as 2212-18 N Lincoln Ave, Chicago, IL 60614. The Real Property tax identification number is 14-33-109-050-1001; 14-33-109-050-1002; 14-33-109-050-1003; 14-33-109-050-1004; 14-33-109-050-1005; 14-33-109-050-1006; 14-33-109-050-1007; 14-33-109-050-1008; 14-33-109-051-1008; 14-33-109-051-1012; 14-33-109-051-1015.

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

This is to clarify and modify the principal balance of the debt secured by the Mortgage. This mortgage secures a Note dated April 15, 2014 in the principal amount of \$1,953,905.50. Said Note is secured by the property pursuant to the terms of the Mortgage. The maximum lien for the total indebtedness \$1,953,905.50, which includes certain limited protective advances, is \$3,907,811.00 .

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 APRIL 15, 2014.

GRANTOR:

THEUS PROPERTY HOLDINGS, L.L.C.

By:


Thaddeus Wong, Manager of Theus Property Holdings, L.L.C.

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MODIFICATION OF MORTGAGE (Continued)

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LENDER:

BRIDGEVIEW BANK GROUP

x [Signature]
Authorized Signer

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF IL
COUNTY OF Cook

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) SS
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On this 27th day of June, 2014 before me, the undersigned Notary Public, personally appeared **Thaddeus Wong, Manager of Theus Property Holdings, L.L.C.**, 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 IL

My commission expires 7-10-14

Property of Cook County Clerk's Office

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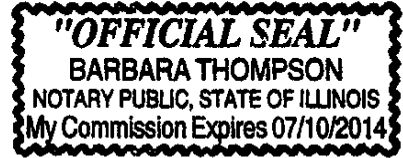
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LENDER ACKNOWLEDGMENT

STATE OF IL)
)
 COUNTY OF Cook) SS
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On this 27th day of June, 2014 before me, the undersigned Notary Public, personally appeared Joseph M. Rubin and known to me to be the VP, authorized agent for **Bridgeview Bank Group** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Bridgeview Bank Group**, duly authorized by **Bridgeview Bank Group** 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 **Bridgeview Bank Group**.

By Barbara Thompson Residing at _____

Notary Public in and for the State of IL

My commission expires 7-10-14

Cook County Clerk's Office