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FIRST NATIONS BANK
7757 W. DEVON AVENUE
CHICAGO, IL 60631-1509

Doc#: 1423922057 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/27/2014 11:17 AM Pg: 1 of 4

WHEN RECORDED MAIL TO:
FIRST NATIONS BANK
7757 W. DEVON AVENUE
CHICAGO, IL 60631-1509

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FIRST NATIONS BANK
7757 W. DEVON AVENUE
CHICAGO, IL 60631-1509

FOR RECORDER'S USE ONLY

CRTH A 071814 219

This Modification of Mortgage prepared by:
SA - 6060 NORTHWEST HIGHWAY LLC, 11051922-1
FIRST NATIONS BANK
7757 W. DEVON AVENUE
CHICAGO, IL 60631-1509

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated June 20, 2014, is made and executed between 2829 North Natoma LLC, whose address is 4970 N Harlem Avenue, Harwood Heights, IL 60706 (referred to below as "Grantor") and FIRST NATIONS BANK, whose address is 7757 W. DEVON AVENUE, CHICAGO, IL 60631-1509 (referred to below as "Lender").

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

RECORDED ON APRIL 22, 2013 IN COOK COUNTY WITH DOCUMENT NUMBERS 1311212080 & 1311212081 .

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

PARCEL 1: LOT 131 IN FIRST ADDITION TO MONTE CLARE GARDENS, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 (EXCEPT PART TAKEN FOR RAILROAD) AND ALSO THE VACATED ALLEY NORTHOF AND ADJOINING SAID LOT 131, IN SECTION 30, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS. PARCEL 2: LOT 117 AND 118 IN FIRST ADDITION TO MONTE CLARE GARDENS, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 (EXCEPT PART TAKEN FOR RAILROAD) OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINIOS.

The Real Property or its address is commonly known as 2827-2853 N Natoma and 6611-6621 W George, Chicago, IL 60634. The Real Property tax identification number is 13-30-227-009;13-30-227-010;13-30-227-003.

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

EXTEND THE MATURITY DATE BY 5 YEARS UNTIL JUNE 20, 2019. ADJUSTED INTEREST RATE FROM WSJ PRIME PLUS 0.50% TO 4.50% FIXED. CONVERTED LOAN FROM CONSTRUCTION LINE OF CREDIT TO AMORTIZING MORTGAGE WITH 30 YEAR AMORTIZATION. PAYMENT WILL BE MADE MONTHLY. EXTENDED AMORTIZATION TO 30 YEARS. ALL OTHER TERMS AND CONDITIONS REMAIN THE SAME.

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

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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 JUNE 20, 2014.

GRANTOR:

2829 NORTH NATOMA LLC

By: 

Sam Zitella, Manager of 2829 North Natoma LLC

LENDER:

FIRST NATIONS BANK

x 

Authorized Signer

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MODIFICATION OF MORTGAGE (Continued)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

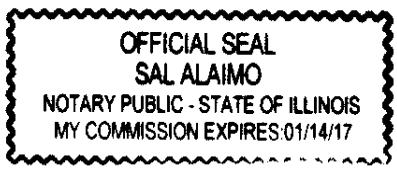
STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

On this 20 day of JUNE, 2014 before me, the undersigned Notary Public, personally appeared **Sam Zitella, Manager of 2829 North Natoma 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 *Sam Zitella* Residing at NORRIDGE, IL

Notary Public in and for the State of ILLINOIS

My commission expires 1/14/17



PROPERTY OF COOK COUNTY CLERK'S OFFICE

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MODIFICATION OF MORTGAGE (Continued)

LENDER ACKNOWLEDGMENT

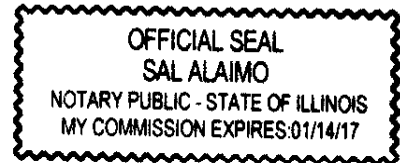
STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

On this 20 day of JUNE, 2014 before me, the undersigned Notary Public, personally appeared SUSIE PARDELL and known to me to be the LOAN OPERATIONS, authorized agent for **FIRST NATIONS BANK** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **FIRST NATIONS BANK**, duly authorized by **FIRST NATIONS 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 **FIRST NATIONS BANK**.

By [Signature] Residing at WYBRIDGE, IL

Notary Public in and for the State of ILLINOIS

My commission expires 1/14/17



Cook County Clerk's Office