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Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 09/29/2014 03:15 PM Pg: 1 of 4

WHEN RECORDED MAIL TO:
LAKESIDE BANK
UIC/NEAR WEST
1055 W ROOSEVELT RD
CHICAGO, IL 60608

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:
Techie L. Vargas
LAKESIDE BANK
1055 W ROOSEVELT RD
CHICAGO, IL 60608

MODIFICATION OF MORTGAGE



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THIS MODIFICATION OF MORTGAGE dated September 11, 2014, is made and executed between 310 Madison, LLC, an Illinois limited liability company, whose address is 308 Madison, Oak Park, IL 60302 (referred to below as "Grantor") and LAKESIDE BANK, whose address is 1055 W ROOSEVELT RD, CHICAGO, IL 60608 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated April 11, 2011 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded at the Cook County Recorder's Office on May 2, 2011 as Document No. 1112243129.

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

LOTS 20 AND 21 IN THE RESUBDIVISION OF PART OF BLOCK 58, IN VILLAGE OF RIDGELAND, ACCORDING TO THE MAP OF SAID RESUBDIVISION RECORDED DECEMBER 22, 1890 AS DOCUMENT NO. 1492046 IN BOOK 48 OF PLATS PAGE 4 IN SECTION 8, TOWNSHIP 39, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 310 Madison Street, Oak Park, IL 60302. The Real Property tax identification number is 16-08-318-007-0000.

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

The maturity date of the loan is hereby extended to December 11, 2014. All other terms and conditions

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 60645291

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shall remain the same in full force and effect.


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 SEPTEMBER 11, 2014.

GRANTOR:


310 MADISON, LLC

DERREL MCDAVID REVOCABLE TRUST, Sole Member of 310 Madison, LLC

By: 
Derrel McDavid, Trustee of Derrel McDavid Revocable Trust

LENDER:

LAKESIDE BANK

X 
Authorized Signer

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 60645291

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

On this 23RD day of SEPTEMBER, 2014 before me, the undersigned Notary Public, personally appeared **Derrel McDavid, Trustee of Derrel McDavid Revocable Trust, Sole Member of 310 Madison, 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 Karen J. Venetch Residing at LAKESIDE BANK, CHICAGO ILLINOIS

Notary Public in and for the State of ILLINOIS

My commission expires 02/22/17



Cook County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 60645291

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LENDER ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

On this 23rd day of SEPTEMBER, 2014 before me, the undersigned Notary Public, personally appeared MICHAEL FOGARTY and known to me to be the ASST. VICE PRESIDENT, 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 Karen J. Venetch Residing at LAKESIDE BANK, CHICAGO ILLINOIS

Notary Public in and for the State of ILLINOIS

My commission expires 02/22/17



DEPT. OF CLERK OF COOK COUNTY
 Clerk's Office