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RECORDATION REQUESTED BY:

Belmont Bank & Trust
Company
8250 W Belmont Ave
Chicago, IL 60634



Doc#: 1428913023 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/16/2014 02:19 PM Pg: 1 of 5

WHEN RECORDED MAIL TO:

Belmont Bank & Trust
Company
8250 W Belmont Ave
Chicago, IL 60634

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Belmont Bank & Trust
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8250 W Belmont Ave
Chicago, IL 60634

FOR RECORDER'S USE ONLY

211706

This Modification of Mortgage prepared by:

Robert Sztremier
Belmont Bank & Trust Company
8250 W Belmont Ave
Chicago, IL 60634

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated August 15, 2014 is made and executed between Albion Greenview LLC (referred to below as "Grantor") and Belmont Bank & Trust Company, whose address is 8250 W Belmont Ave, Chicago, IL 60634 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated September 29, 2010 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

This Modification of Mortgage modifies the following mortgages:

Mortgage dated September 29, 2010 and recorded on December 10, 2010 as document number 1034426426

Mortgage dated September 29, 2010 and recorded on December 10, 2010 as document number 1034426429

Mortgage dated September 29, 2010 and recorded on December 10, 2010 as document number 1034426434

Mortgage dated October 28, 2010 and recorded on December 10, 2010 as document number 1034426423

Mortgage dated November 29, 2010 and recorded on January 21, 2011 as document number 1102111087

Mortgage dated November 29, 2010 and recorded on January 21, 2011 as document number 1102111090

Mortgage dated January 31, 2011 and recorded on March 4, 2011 as document number 1106312168

Mortgage dated January 31, 2011 and recorded on March 10, 2011 as document number 1106912093

Mortgage dated February 23, 2011 and recorded on April 26, 2011 as document number 1111641096

Mortgage dated February 23, 2011 and recorded on April 26, 2011 as document number 1111641099

Mortgage dated March 10, 2011 and recorded on July 11, 2011 as document number 1119240056

Mortgage dated April 14, 2011 and recorded on July 15, 2011 as document number 1119608503.

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

UNITS 1503-G, 1503-1, 1505-1, 1507-1, 1509-1, 1511-1, 1503-2, 1505/07-2, 1509-2&3, 1511-2, 1503-3, 1505/07-3 and 1511-3 IN THE 1503-11 W. ALBION AVENUE CONDOMINIUM, AS DELINEATED ON THE PLAT OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT I IN GUNDLACHS SUBDIVISION OF LOT 12 IN L.C. PAINE FREER'S (RECEIVER) SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0916134011, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

The Real Property or its address is commonly known as 1503-11 W Albion Ave, units 1503-G, 1503-1, 1505-1, 1507-1, 1509-1, 1511-1, 1503-2, 1505/07-2, 1509-2&3, 1511-2, 1503-3, 1505/07-3 and 1511-3, Chicago, IL 60661. The Real Property tax identification number is 11-32-315-042-1001, 11-32-315-042-1002, 11-32-315-042-1003, 11-32-315-042-1004, 11-32-315-042-1005, 11-32-315-042-1006, 11-32-315-042-1007, 11-32-315-042-1008, 11-32-315-042-1009, 11-32-315-042-1010, 11-32-315-042-1011, 11-32-315-042-1012, 11-32-315-042-1013.

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

Lender and Grantor hereby agree to modify the mortgages listed above as follows:

- (i) Maturity Date of the Indebtedness is hereby extended to September 3, 2017.
- (ii) The Indebtedness is evidenced by the following promissory notes:
 - Original Promissory Note dated September 29, 2010 in the original principal amount of \$151,200.00, known as Note #8300001507, with all of its renewals and modifications, having current principal balance of approximately \$145,359.04 (as of 08/25/2014),
 - Original Promissory Note dated September 29, 2010 in the original principal amount of \$158,400.00, known as Note #8300001501, with all of its renewals and modifications, having current principal balance of approximately \$152,294.78 (as of 08/25/2014),
 - Original Promissory Note dated September 29, 2010 in the original principal amount of \$122,300.00, known as Note #8300001504, with all of its renewals and modifications, having current principal balance of approximately \$117,571.63 (as of 08/25/2014),
 - Original Promissory Note dated October 28, 2010 in the original principal amount of \$227,173.43, known as Note #8300001528, with all of its renewals and modifications, having current principal balance of approximately \$221,045.48 (as of 08/25/2014),
 - Original Promissory Note dated November 29, 2010 in the original principal amount of \$227,200.00, known as Note #8300001549, with all of its renewals and modifications, having current principal balance of approximately \$220,531.14 (as of 08/25/2014),
 - Original Promissory Note dated November 29, 2010 in the original principal amount of \$227,200.00, known as Note #8300001546, with all of its renewals and modifications, having current principal balance of approximately \$220,531.55 (as of 08/25/2014),
 - Original Promissory Note dated January 31, 2011 in the original principal amount of \$179,200.00, known as Note #8300001603, with all of its renewals and modifications, having current principal balance of approximately \$173,309.16 (as of 08/25/2014),
 - Original Promissory Note dated January 31, 2011 in the original principal amount of \$179,200.00, known as Note #8300001606, with all of its renewals and modifications, having current principal balance of approximately \$173,307.82 (as of 08/25/2014),
 - Original Promissory Note dated February 23, 2011 in the original principal amount of \$171,100.00, known as Note #8300001621, with all of its renewals and modifications, having current principal balance of approximately \$166,588.55 (as of 08/25/2014),
 - Original Promissory Note dated February 23, 2011 in the original principal amount of \$171,100.00, known as Note #8300001618, with all of its renewals and modifications, having current principal balance of approximately \$166,587.54 (as of 08/25/2014),

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(Continued)**

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- Original Promissory Note dated March 10, 2011 in the original principal amount of \$220,000.00, known as Note #8700001630, with all of its renewals and modifications, having current principal balance of approximately \$214,176.56 (as of 08/25/2014), and

- Original Promissory Note dated April 14, 2011 in the original principal amount of \$277,000.00, known as Note #8700001663, with all of its renewals and modifications, having current principal balance of approximately \$276,340.96 (as of 08/25/2014),

all of which are modified by and consolidated into Promissory Note dated August 15, 2014 in the principal amount of \$2,062,500.00, with monthly payments of principal and interest based on Wall Street Journal Prime rate index with a cap of 4.250% calculated over 39 year amortization period, with balloon maturity payment due on September 3, 2017 for any remaining principal and interest.

(iii) Other paragraphs included elsewhere in this document further modify the Mortgage to the extent described therein.

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.

RELEASE. Each of the undersigned hereby releases and forever discharges Lender, its affiliates, and each of its officers, agents, employees, attorneys, insurers, successors and assigns, from any and all liabilities, or causes of action, known or unknown, arising out of any action or inaction with respect to the Loan Documents.

NO DEFENSES. Each of the undersigned represents to Lender that he has no defenses, setoffs, claims or counterclaims of any kind or nature whatsoever against Lender in connection with the Loan Documents or any amendments to said documents or any action taken or not taken by the Lender with respect thereto or with respect to the collateral.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED AUGUST 15, 2014.

GRANTOR:

ALBION GREENVIEW LLC

By: _____

George J. Bahramis, Member of Albion Greenview LLC

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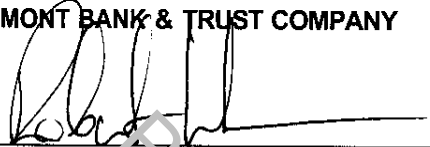
MODIFICATION OF MORTGAGE (Continued)

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LENDER:

BELMONT BANK & TRUST COMPANY

X 
Authorized Signer

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

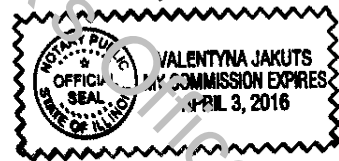
STATE OF IL)
) SS
COUNTY OF COOK)

On this 25 day of September, 2014 before me, the undersigned Notary Public, personally appeared **George J. Bahramis, Member of Albion Greenview 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 V. Jakuts Residing at Chicago

Notary Public in and for the State of IL

My commission expires 04/03/16



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LENDER ACKNOWLEDGMENT

STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 25th day of September, 2014 before me, the undersigned Notary Public, personally appeared Robert Katrems and known to me to be the Loan Processor, authorized agent for **Belmont Bank & Trust Company** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Belmont Bank & Trust Company**, duly authorized by **Belmont Bank & Trust Company** 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 **Belmont Bank & Trust Company**.

By V. Jager Residing at Chicago

Notary Public in and for the State of IL

My commission expires 04/03/16

PROCESSED BY COOK COUNTY CLERK'S OFFICE