

# UNOFFICIAL COPY

LHynes #88-86-590-01

**RECORDATION REQUESTED BY:**

Triumph Community Bank,  
N.A. f/k/a THE National Bank  
Bettendorf Iowa Branch  
852 Middle Road  
Bettendorf, IA 52722



Doc#: 1430810052 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/04/2014 11:45 AM Pg: 1 of 6

**WHEN RECORDED MAIL TO:**

Triumph Community Bank,  
N.A. f/k/a THE National Bank  
Bettendorf Iowa Branch  
852 Middle Road  
Bettendorf, IA 52722

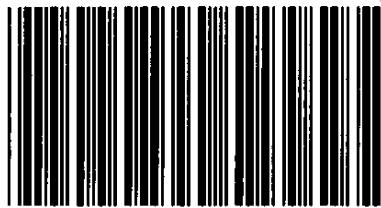
**SEND TAX NOTICES TO:**

Triumph Community Bank,  
N.A. f/k/a THE National Bank  
Bettendorf Iowa Branch  
852 Middle Road  
Bettendorf, IA 52722

**FOR RECORDER'S USE ONLY**

This Modification of Mortgage prepared by: *TRIUMPH COMMUNITY BANK*  
*852 MIDDLE ROAD*  
*BETTENDORF, IA 52722*

## MODIFICATION OF MORTGAGE



\*HLP5080\*

THIS MODIFICATION OF MORTGAGE dated October 15, 2014, is made and executed between GRAHAM REAL ESTATE DEVELOPMENT LLC, whose address is 405 N Wabash Avenue Suite P2N, Chicago, IL 60611-3531 (referred to below as "Grantor") and Triumph Community Bank, N.A. f/k/a THE National Bank, whose address is 852 Middle Road, Bettendorf, IA 52722 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated April 9, 2012 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Mortgage dated April 9, 2012 on the property located at 10200-10244 S.Vincennes Avenue, Chicago, IL 60643 given by Graham Real Estate Development LLC to lender and recorded April 18, 2012 as document number 1210933099 in the Cook County Recorder's Office.

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

PARCEL 1:

**Box 400-CTCC**

*MSCS  
SPK  
2/6/14*

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

Loan No: 100634572

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LOTS 1 TO 4, IN BLOCK 31 IN WASHINGTON HEIGHTS SUBDIVISION OF THE SOUTH 100 ACRES OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH LOTS 49 TO 51, (EXCEPT THE NORTH 20 FEET OF LOT 51 TAKEN AT RIGHT ANGLE TO THE NORTHERLY LINE OF SAID LOT 51 DEDICATED FOR PUBLIC ALLEY) IN BLOCK 1 IN THE AFORESAID WASHINGTON HEIGHTS SUBDIVISION, TOGETHER WITH THE VACATED ALLEY LYING SOUTHERLY OF A LINE DRAWN FROM THE NORTHEAST CORNER OF SAID LOT 49 TO A POINT OF THE WESTERLY LINE OF SAID LOT 51 (20 FEET SOUTH MEASURED AT RIGHT ANGLES TO THE NORTHERLY LINE OF SAID LOT 51) ALSO LYING EASTERLY OF THE AFORESAID LOTS 1, 2, AND 49 WESTERLY OF AFORESAID PART OF LOT 51, SOUTHERLY AND WESTERLY OF AFORESAID LOT 50 AND WESTERLY OF THE WESTERLY LINE OF SOUTH VINCENNES AVENUE IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

LOTS 52 TO 58 IN BLOCK 1 IN WASHINGTON HEIGHTS SUBDIVISION OF THE SOUTH 100 ACRES OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 10200-10244 S Vincennes Avenue, Chicago, IL 60643. The Real Property tax identification number is 25-08-308-049-0000; 02-08-308-079-0000; 25-08-308-083-0000; 25-08-308-095-0000; 25-08-308-096-0000.; 25-08-308-080-0000; 25-08-308-081-0000; 25-08-308-082-0000.

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

**Increase the Maximum Lien Amount from \$1,200,000.00 to \$2,857,812.67**

**Modify the Note definition to read as follows:**

**The word "Note" means the promissory note dated October 15, 2014, in the original principal amount of \$2,857,812.67 from Borrower to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement.**

**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.

**FAX SIGNATURES AUTHORIZATION.** This document may be furnished to Triumph Community Bank, N.A. f/k/a THE National Bank in one or more counterparts, each of which shall constitute an original. Each such counterpart may be delivered by fax or by electronic delivery and Triumph Community Bank, N.A. f/k/a THE National Bank shall be entitled to rely on this authorization in any form of delivery and each signature thereon shall constitute an original signature regardless of the form of delivery.

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## MODIFICATION OF MORTGAGE (Continued)

Loan No: 100634572

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

GRANTOR ACKNOWLEDGES RECEIPT OF A COMPLETED COPY OF THIS MODIFICATION OF MORTGAGE AND ALL OTHER DOCUMENTS RELATING TO THIS DEBT.

GRANTOR:

GRAHAM REAL ESTATE DEVELOPMENT LLC

By:   
Thomas Graham Rudbeck III, Operating Manager of GRAHAM  
REAL ESTATE DEVELOPMENT LLC

LENDER:

TRIUMPH COMMUNITY BANK, N.A. F/K/A THE NATIONAL BANK

X \_\_\_\_\_  
Authorized Signer

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## MODIFICATION OF MORTGAGE (Continued)

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GRANTOR:

GRAHAM REAL ESTATE DEVELOPMENT LLC

By: \_\_\_\_\_  
Thomas Graham Rudbeck III, Operating Manager of GRAHAM  
REAL ESTATE DEVELOPMENT LLC

LENDER:

TRIUMPH COMMUNITY BANK, N.A. F/K/A THE NATIONAL BANK

x *Shirley D. Keegan*  
Authorized Signer

Property of Cook County Clerk's Office

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## MODIFICATION OF MORTGAGE (Continued)

Loan No: 100634572

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### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois )  
 )  
 COUNTY OF Cook ) SS  
 )

On this 20th day of October 2014 before me, the undersigned Notary Public, personally appeared **Thomas Graham Rudbeck III, Operating Manager of GRAHAM REAL ESTATE DEVELOPMENT 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 Michelle E. Crockett Residing at Chicago, IL

Notary Public in and for the State of Illinois

My commission expires 02/13/2017



County Clerk's Office

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## MODIFICATION OF MORTGAGE (Continued)

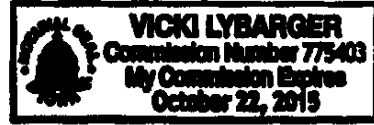
Loan No: 100634572

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### LENDER ACKNOWLEDGMENT

STATE OF Iowa

COUNTY OF Scott



On this 15th day of October, 2014 before me, the undersigned Notary Public, personally appeared \_\_\_\_\_ and known to me to be the \_\_\_\_\_, authorized agent for Triumph Community Bank, N.A. f/k/a THE National Bank that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of Triumph Community Bank, N.A. f/k/a THE National Bank, duly authorized by Triumph Community Bank, N.A. f/k/a THE National 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 Triumph Community Bank, N.A. f/k/a THE National Bank.

By Vicki Lybarger Residing at Moline, IL

Notary Public in and for the State of Iowa

My commission expires 10/22/15

County Clerk's Office