



Doc#: 1434334067 Fee: \$50.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/09/2014 01:54 PM Pg: 1 of 7

THIS DOCUMENT PREPARED BY:

Jenifer H. Caracciolo
Arnstein & Lehr LLP
120 S. Riverside Plaza, Suite 1200
Chicago, IL 60606

AFTER RECORDING RETURN TO:

Urban Partnership Bank
7936 South Cottage Grove Avenue
Chicago, Illinois 60619
Attention: Loan Operations/Post Closing

MODIFICATION TO MORTGAGE AND ASSIGNMENT OF RENTS

This Modification to Mortgage and Assignment of Rents (this "**Agreement**"), dated as of November 1, 2014 is made by **NEW SPIRITUAL LIGHT M.B. CHURCH**, an Illinois not-for-profit corporation (the "**Grantor**") having an address at 7566 S. South Shore Drive, Chicago, Illinois 60649 and **URBAN PARTNERSHIP BANK** (as successor in interest to the Federal Deposit Insurance Corporation as receiver of ShoreBank), an Illinois chartered bank, its successors and assigns (the "**Lender**"), having an address of 7936 South Cottage Grove Avenue, Chicago, Illinois 60619.

A. Grantor executed and delivered to Lender the following mortgage and assignment of rents:

1. Mortgage dated December 17, 2003 and recorded January 5, 2004, as Document No. 0400501220 in the Office of the Recorder of Deeds of Cook County, Illinois (the "**Recorder's Office**"), Modification of Mortgage dated October 15, 2007 and recorded on October 19, 2007, as Document No. 0729233048 in the Recorder's Office, and Modification of Mortgage dated August 14, 2009 and recorded January 15, 2010 as Document No. 1001533065 in the Recorder's Office and encumbering property located at 7566 S. South Shore Drive, Chicago, Illinois 60649 (the "**Property**"), (collectively the "**Mortgage**") and as more specifically on Exhibit A attached hereto, which mortgage secures, among other things, that certain Promissory Note dated December 17, 2003, in the face principal amount of \$625,000.00, that Amended and Restated Promissory

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Loan No. 63669 and 6366902

Note dated October 15, 2007 in the principal amount of \$675,000.00, and that Amended and Restated Promissory Note in the principal amount of \$665,122.73, all signed by Borrower in favor of the Lender (collectively, the "**Prior Note**");

2. Assignment of Rents dated October 15, 2007, and recorded on October 19, 2007 as Document No. 0729233049, in the Recorder's Office and encumbering the Property (the "**Assignment**") and as more specifically described on Exhibit A attached hereto, which assignment of rents secures the Prior Note;

B. The parties are concurrently herewith entering into a Loan Restructuring Agreement dated as of even date herewith (the "**Loan Restructuring Agreement**") for the purpose of, among other things, (i) modifying the maturity date, interest rate and payments under the Prior Note (as defined in the Loan Restructuring Agreement) secured by the Mortgage and the Assignment, and (ii) restructuring the indebtedness evidenced by the Prior Note;

C. The parties desire hereby to amend each of the Mortgage and the Assignment as more specifically set forth herein;

NOW, THEREFORE, in consideration of the foregoing, the parties hereby agree as follows:

1. Indebtedness Secured. The definition of "Note" in the Mortgage and the Assignment is hereby deleted in its entirety and the following substituted therefor:

Note. The word "Note" means, collectively, Modification Note (A Note) dated as of even date herewith in the amount of \$183,063.79 and the Modification Note (B Note) dated as of even date herewith in the amount of \$479,163.17 (together with a Payoff Addendum to Modification Note (B Note) in the amount of \$441,836.56) both signed by Grantor, together with any and all extensions, renewals and modifications thereof and substitutions therefor. The maturity date of the aforesaid Note is November 1, 2019;

2. Continuing Effect. All the terms of the Mortgage and Assignment are hereby incorporated by reference herein, and except as hereby modified, the Mortgage and the Assignment shall remain in full force and effect in all respects. Grantor hereby reaffirms, assumes and binds itself to all of the obligations, duties, rights, covenants, terms and conditions that are contained in the Mortgage and the Assignment.

3. Counterparts. This Agreement may be executed in any number of counterparts and by the different parties hereto on separate counterparts and each such counterpart shall be deemed to be an original, but all such counterparts shall together constitute but one and the same agreement. Receipt of an executed signature page to this Agreement by facsimile or other electronic transmission shall constitute effective delivery thereof. Electronic records of executed Loan Documents (as defined in the Loan Restructuring Agreement) maintained by Lender shall be deemed to be originals thereof.

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4. Governing Law. This Agreement shall be governed by and construed in accordance with the internal laws of the State of **Illinois**.

5. Continuing Force and Effect. Except as specifically modified or amended by the terms of this Agreement, all other terms and provisions of the Mortgage and the Assignment are incorporated by reference herein, and in all respects, shall continue in full force and effect. The Grantor does hereby reaffirm, assume and agree to all of the obligations, duties, rights, covenants, terms and conditions contained in the Mortgage, the Assignment and the Loan Documents (as defined in the Loan Restructuring Agreement).

(Signature Page To Follow)

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, the parties have executed and delivered this Agreement the day and year first above written.

NEW SPIRITUAL LIGHT M.B. CHURCH,
an Illinois not-for-profit religious corporation

By: Walter P. Turner III
Printed Name: WALTER P. TURNER III
Its: PASTOR/PRESIDENT

URBAN PARTNERSHIP BANK (as
successor in interest to the Federal Deposit
Insurance Corporation as receiver of
ShoreBank)

By: Edward A. Karasick
Printed Name: EDWARD A. KARASICK
Its: CHIEF OPERATIONS OFFICER

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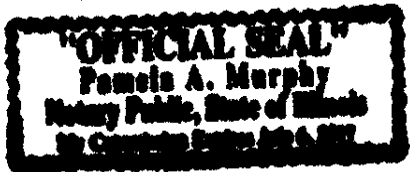
STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

The undersigned, a Notary Public in and for the said County, in the State aforesaid, DOES HEREBY CERTIFY that Walter P. Turner III, the PASTOR/RESIDENT of NEW SPIRITUAL LIGHT M.B. CHURCH, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 25th day of November, 2014.

Pamela A. Murphy

 Notary Public



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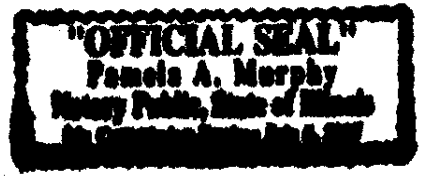
STATE OF ILLINOIS)
) SS
COUNTY OF _____)

The undersigned, a Notary Public in and for the said County, in the State aforesaid,
DOES HEREBY CERTIFY that COOK, the
EDWARD A. PARASEK of URBAN PARTNERSHIP BANK (as successor in interest to
the Federal Deposit Insurance Corporation as receiver of ShoreBank), an Illinois chartered bank,
who is personally known to me to be the same person whose name is subscribed to the foregoing
instrument, appeared before me this day in person and acknowledged that he/she signed and
delivered the said instrument as his/her own free and voluntary act and as the free and voluntary
act of said bank, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 25th day of November, 2014.

Pamela A. Murphy

Notary Public



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Exhibit A

Legal Description

LOT 59 (EXCEPT THE WESTERLY 5 FEET) IN DIVISION NO. 3 OF SOUTH SHORE SUBDIVISION OF THE NORTH FRACTIONAL 1/2 OF FRACTIONAL SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH A RESUBDIVISION OF LOTS 1, 2, 4, 64, 66, 126 TO 128 IN DIVISION 1 OF WESTFALLS SUBDIVISION OF 208 ACRES, BEING THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 7566 S. South Shore Drive, Chicago, Illinois 60649

PIN(s): 21-30-201-038-0000
21-30-201-039-0000