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RECORDATION REQUESTED BY:

MB Financial Bank, N.A.,
successor in interest to Cole
Taylor Bank
Commercial Bank-Smith
9550 West Higgins Road
Rosemont, IL 60018



Doc#: 1501613055 Fee: \$48.25
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/16/2015 09:57 AM Pg: 1 of 5

WHEN RECORDED MAIL TO:

MB Financial Bank, N.A.
Loan Documentation
6111 N. River Rd.
Rosemont, IL 60018

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

an/LN #11570952001, ID #49013
MB Financial Bank, N.A., successor in interest to Cole Taylor Bank
6111 N. River Rd
Rosemont, IL 60018

MODIFICATION OF MORTGAGE



0740

THIS MODIFICATION OF MORTGAGE dated December 1, 2014, is made and executed between **WABASH AVENUE PROPERTIES, L.L.C.**, whose address is 2700 W. Roosevelt Rd., Broadview, IL 60155-3750 (referred to below as "Grantor") and **MB Financial Bank, N.A.**, successor in interest to Cole Taylor Bank, whose address is 9550 West Higgins Road, Rosemont, IL 60018 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated April 28, 2014 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Mortgage dated as of April 28, 2014 executed by Wabash Avenue Properties, L.L.C., a limited liability company ("Grantor") for the benefit of MB Financial Bank, N.A. successor in interest to Cole Taylor Bank ("Lender"), recorded on May 12, 2014 as document no. 1413234007, and Assignment of Rents of even date therewith executed by Grantor for the benefit of Lender, recorded on May 12, 2014 as document no. 1413234008

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

PARCEL 1:

LOTS 1, 2, 3, 4 AND THE 10 FOOT PRIVATE ALLEY IN THE SUBDIVISION OF LOTS 1 TO 7, INCLUSIVE, IN WHITE'S SUBDIVISION OF BLOCKS 46, 47 AND 58 IN CANAL TRUSTEES' SUBDIVISION OF THE

yes
5
1
yes
yes
no
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WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 8 OF SAID SUBDIVISION OF BLOCKS 46, 47 AND 58 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

ALL OF THE EAST-WEST 16 FOOT PUBLIC ALLEY LYING SOUTH OF THE SOUTH LINE OF LOT 8 IN ALEX WHITE'S SUBDIVISION OF BLOCKS 46, 47 AND 58 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH LINE OF LOT 4 AND THE SOUTH LINE OF THE 10 FOOT PRIVATE ALLEY WEST OF AND ADJOINING THE WEST LINE OF LOTS 1 TO 4, BOTH INCLUSIVE IN SUBDIVISION OF LOTS 1 TO 7 BOTH INCLUSIVE, IN ALEX WHITE'S SUBDIVISION, AFOREMENTIONED; LYING NORTH OF THE NORTH LINE OF LOT 1 IN SUBDIVISION OF LOTS 18, 19, 22, 23, 26, 27, 30, 31, 34, 35, 38, 39, 42 AND 43 IN ALEX WHITE'S SUBDIVISION, AFOREMENTIONED; LYING WEST OF A LINE DRAWN FROM THE NORTHEAST CORNER OF LOT 1 IN SUBDIVISION OF LOTS 18, 19, 22, 23, 26, 27, 30, 31, 34, 35, 38, 39, 42 AND 43 AFOREMENTIONED TO THE SOUTHEAST CORNER OF LOT 4 IN SUBDIVISION OF LOTS 1 TO 7, BOTH INCLUSIVE, AFOREMENTIONED; AND LYING EAST OF WEST LINE OF LOT 1, PRODUCED NORTH, IN SUBDIVISION OF LOTS 18, 19, 22, 23, 26, 27, 30, 31, 34, 35, 38, 39, 42 AND 43 AFOREMENTIONED; SAID EAST-WEST 16 FOOT PUBLIC ALLEY AND 10 FOOT PRIVATE ALLEY VACATED AS PER ORDINANCE RECORDED AS DOCUMENT NO. 23203176, IN COOK COUNTY, ILLINOIS

PARCEL 4:

LOTS 1 TO 16, BOTH INCLUSIVE, (EXCEPT THAT PORTION OF THE FOREGOING PROPERTY TAKEN BY THE CITY OF CHICAGO BY CONDEMNATION IN CASE NO. 64L6484, DESCRIBED AS FOLLOWS:

THAT PART OF LOTS 8 TO 16, INCLUSIVE IN THE SUBDIVISION OF BOTH 18, 19, 22, 23, 26, 27, 30, 31, 34, 35, 38, 39, 42 AND 43 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF SAID LOT 14 51 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 16, THENCE NORTHEASTERLY ALONG A STRAIGHT LINE TO A POINT IN SAID LOT 12, 89 FEET NORTH OF THE SOUTH LINE SAID LOT 16 (MEASURED AT RIGHT ANGLES THERETO) AND 71 FEET WEST OF THE EAST LINE OF SAID LOT 12 (MEASURED AT RIGHT ANGLES THERETO); THENCE NORTHEASTERLY ALONG A STRAIGHT LINE TO A POINT IN SAID LOT 11, 109 FEET NORTH OF THE SOUTH LINE OF SAID LOT 16 (MEASURED AT RIGHT ANGLES THERETO) AND 31 FEET WEST OF THE EAST LINE OF SAID LOT 11 (MEASURED AT RIGHT ANGLES THERETO); THENCE NORTHEASTERLY ALONG A STRAIGHT LINE TO A POINT IN THE EAST LINE OF SAID LOT 8, 191 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 16; THENCE SOUTH ALONG THE EAST LINES OF SAID LOTS 8 TO 16 INCLUSIVE, TO THE SOUTHEAST CORNER OF SAID LOT 16; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 16 TO THE SOUTHWEST CORNER OF SAID LOT 16; THENCE NORTH ALONG THE WEST LINES OF SAID LOTS 14, 15 AND 16 TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS.

ALL IN THE SUBDIVISION OF LOTS 18, 19, 22, 23, 26, 27, 30, 31, 34, 35, 38, 39, 42 AND 43 IN WHITE'S SUBDIVISION OF BLOCKS 46, 47 AND 58 IN THE CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 2424 S. Wabash Ave, Chicago, IL 60616. The Real Property tax identification number is 17-27-115-006-0000, 17-27-115-019-0000, 17-27-115-020-0000, 17-27-115-021-0000, 17-27-115-022-0000, 17-27-115-023-0000, 17-27-115-034-0000.

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

**The definition of "Note" set forth in the Mortgage is hereby amended and restated in its entirety as follows:
The word "Note" means that certain Promissory Note dated December 1, 2014 in the original principal**

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amount of \$789,000.00 executed by Borrower payable to the order of Lender, as amended, supplemented, modified or replaced from time to time.

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 DECEMBER 1, 2014.

GRANTOR:

WABASH AVENUE PROPERTIES, L.L.C.

By: 

Frank Mugnolo, Manager of WABASH AVENUE PROPERTIES,
L.L.C.

LENDER:

MB FINANCIAL BANK, N.A., SUCCESSOR IN INTEREST TO COLE TAYLOR
BANK

x 
Authorized Signer

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

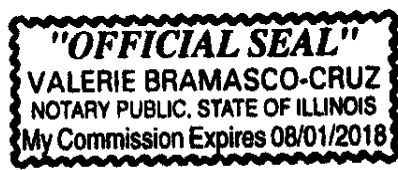
STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

On this 29TH day of December, 2014 before me, the undersigned Notary Public, personally appeared **Frank Mugnolo, Manager of WABASH AVENUE PROPERTIES, L.L.C.**, 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 Valerie Bramasco-Cruz Residing at 9550 W. Higgins Road Rosemont IL 60018

Notary Public in and for the State of ILLINOIS

My commission expires 8/01/2018



PROPOSED BY COOK County Clerk's Office

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LENDER ACKNOWLEDGMENT

STATE OF ILLINOIS)
)
) SS
 COUNTY OF COOK)

On this 29th day of December, 2014 before me, the undersigned Notary Public, personally appeared MARK STANTON and known to me to be the SVP, authorized agent for **MB Financial Bank, N.A., successor in interest to Cole Taylor Bank** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **MB Financial Bank, N.A., successor in interest to Cole Taylor Bank**, duly authorized by **MB Financial Bank, N.A., successor in interest to Cole Taylor 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 **MB Financial Bank, N.A., successor in interest to Cole Taylor Bank**.

By Valerie Bramasco-Cruz Residing at 9550 W. Higgins Road Rosemont IL 60018

Notary Public in and for the State of ILLINOIS

My commission expires 8/01/2018

