

RECORDATION REQUESTED BY:

AMERICAN HEARTLAND
BANK AND TRUST
799 HEARTLAND DRIVE
P.O. BOX 350
SUGAR GROVE, IL 60554

WHEN RECORDED MAIL TO:

AMERICAN HEARTLAND
BANK AND TRUST
799 HEARTLAND DRIVE
P.O. BOX 350
SUGAR GROVE, IL 60554

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

AMERICAN HEARTLAND BANK AND TRUST
799 HEARTLAND DRIVE, P.O. BOX 350
SUGAR GROVE, IL 60554

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated March 19, 2015, is made and executed between 1752 N. SEDGWICK, L.L.C., an Illinois limited liability company, whose address is 2248 NORTH HALSTED, CHICAGO, IL 60614 (referred to below as "Grantor") and AMERICAN HEARTLAND BANK AND TRUST, whose address is 799 HEARTLAND DRIVE, P.O. BOX 350, SUGAR GROVE, IL 60554 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated July 29, 2003 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

Recorded August 22, 2003 as document number 0323442331 and as modified by the Modification of Mortgage dated December 15, 2004 as document number 0514426178, modified by the Modification of Mortgage dated December 1, 2009 as document number 0934312017 all with the Cook County Recorder of Deeds office.

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

LOT 1 IN C. J. HULL'S RESUBDIVISION OF LOTS 21 AND 22 IN C. J. HULL'S SUBDIVISION OF BLOCK 51 IN CANAL TRUSTEES' SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPALMERIDIAN, IN COOK COUNTY ILLINOIS

The Real Property or its address is commonly known as 1752 NORTH SEDGWICK, CHICAGO, IL 60614. The Real Property tax identification number is 14-33-324-005-0000.

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

The rate is decreased from 6.5% to 5.5% and the maturity date is extended to April 1, 2020.

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

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(Continued)


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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 MARCH 19, 2015.


GRANTOR:

1752 N. SEDGWICK, L.L.C.

By: 
ALAN J. DOOLEY, Manager of 1752 N. SEDGWICK, L.L.C.

LENDER:

AMERICAN HEARTLAND BANK AND TRUST

x 
Authorized Signer

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MODIFICATION OF MORTGAGE

(Continued)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF ILLINOIS

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) SS

COUNTY OF LAKE

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On this 19th day of MARCH, 2015 before me, the undersigned Notary Public, personally appeared **ALAN J. DOOLEY**, Manager of **1752 N. SEDGWICK, 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 [Signature]

Residing at _____

Notary Public in and for the State of _____

My commission expires _____



NOTARY PUBLIC OF COOK COUNTY Clerk's Office

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MODIFICATION OF MORTGAGE

(Continued)

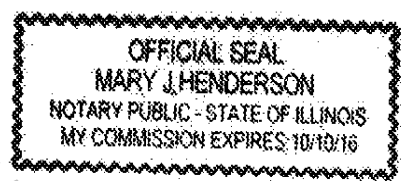
LENDER ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS
 COUNTY OF LAKE)

On this 19th day of MARCH, 2015 before me, the undersigned Notary Public, personally appeared STEVEN R. LUBY and known to me to be the Vice President, authorized agent for **AMERICAN HEARTLAND BANK AND TRUST** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **AMERICAN HEARTLAND BANK AND TRUST**, duly authorized by **AMERICAN HEARTLAND BANK AND TRUST** 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 **AMERICAN HEARTLAND BANK AND TRUST**.

By Mary J. Henderson Residing at _____
 Notary Public in and for the State of _____

My commission expires 10/10/2016



Cook County Clerk's Office