

# UNOFFICIAL COPY



Doc#: 1509019103 Fee: \$52.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/31/2015 03:35 PM Pg: 1 of 8

WHEN RECORDED MAIL TO:  
LAKESIDE BANK  
Loan Operations  
1055 W ROOSEVELT RD  
CHICAGO, IL 60608

SEND TAX NOTICES TO:  
LAKESIDE BANK  
UIC/NEAR WEST  
1055 W ROOSEVELT RD  
CHICAGO, IL 60608

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:  
LAKESIDE BANK  
1055 W ROOSEVELT RD  
CHICAGO, IL 60608

## MODIFICATION OF MORTGAGE



\*00000000060567891074001012015#####\*

THIS MODIFICATION OF MORTGAGE dated January 1, 2015, is made and executed between 2300 W. St. Paul LLC, as to an undivided one-third interest, whose address is 2801 Lakeside Drive, Ste 207, Bannockburn, IL 60015; GKass Company LLC, as to an undivided one-third interest, whose address is 2000 North Racine Ave, Chicago, IL 60614 and CMRD Properties LLC, whose address is 2948 West Diversey Ave, Chicago, IL 60647-1765 (referred to below as "Grantor") and LAKESIDE BANK, whose address is 2800 N ASHLAND AVE, CHICAGO, IL 60657 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated November 15, 2006 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded at the Cook County Recorder of Deeds on November 27, 2006 as Document number 0633133144.

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

THE WEST 1/2 OF LOT 28 AND ALL OF LOTS 29, 30, 31 AND 32 IN BLOCK 35 IN FISH AND SIMONTON'S SUBDIVISION OF BLOCKS 34 AND 35 IN JONES' SUBDIVISION OF THE WEST 1/2 (EXCEPT 80 ACRES) OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 1370-82 West 79th Street / 7847-59 South Loomis

CCRD REVIEWER 

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

Loan No: 60567891

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Blvd., Chicago, IL 60620. The Real Property tax identification number is 20-29-320-027-0000.

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

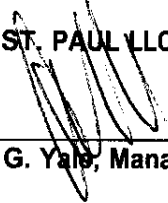
The maturity date of the loan is hereby extended to May 1, 2015. All other terms and conditions of the loan documents shall remain the same, in full force and effect.

**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 JANUARY 1, 2015.**

**GRANTOR:**

2300 W. ST. PAUL LLC

By:   
Craig G. Yale, Manager of 2300 W. St. Paul LLC

GKASS COMPANY LLC

By: \_\_\_\_\_  
Gary W. Kass, Manager of GKass Company LLC

CMRD PROPERTIES LLC

THE JOHN BRAUC LIVING TRUST DATED SEPTEMBER 16, 2004,  
Manager of CMRD Properties LLC

By: \_\_\_\_\_  
John Brauc, Trustee of The John Brauc Living Trust dated  
September 16, 2004

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

Loan No: 60567891

Page 2

Blvd., Chicago, IL 60620. The Real Property tax identification number is 20-29-320-027-0000.

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**GRANTOR:**

**2300 W. ST. PAUL LLC**

By: \_\_\_\_\_  
Craig G. Yale, Manager of 2300 W. St. Paul LLC

**GKASS COMPANY LLC**

By:  \_\_\_\_\_  
Gary W. Kass, Manager of GKass Company LLC

**CMRD PROPERTIES LLC**

**THE JOHN BRAUC LIVING TRUST DATED SEPTEMBER 16, 2004,  
Manager of CMRD Properties LLC**

By: \_\_\_\_\_  
John Brauc, Trustee of The John Brauc Living Trust dated  
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(Continued)**

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**GRANTOR:**

**2300 W. ST. PAUL LLC**

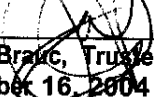
By: \_\_\_\_\_  
Craig G. Yale, Manager of 2300 W. St. Paul LLC

**GKASS COMPANY LLC**

By: \_\_\_\_\_  
Gary W. Kass, Manager of GKass Company LLC

**CMRD PROPERTIES LLC**

**THE JOHN BRAUC LIVING TRUST DATED SEPTEMBER 16, 2004,  
Manager of CMRD Properties LLC**

By:  \_\_\_\_\_  
John Brauc, Trustee of The John Brauc Living Trust dated  
September 16, 2004

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## MODIFICATION OF MORTGAGE (Continued)

Loan No: 60567891

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LENDER:

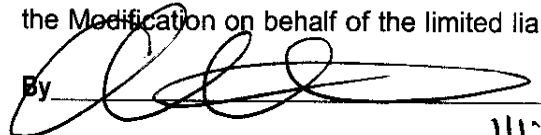
LAKESIDE BANK

X   
 Authorized Signer

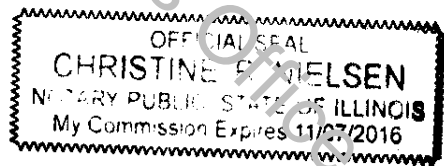
### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois )  
 )  
 COUNTY OF Cook ) SS  
 )

On this 26<sup>th</sup> day of March, 2015 before me, the undersigned Notary Public, personally appeared **Craig G. Yale, Manager of 2300 W. St. Paul 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  Residing at Chicago, IL  
 Notary Public in and for the State of Illinois

My commission expires 11/07/2016



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## MODIFICATION OF MORTGAGE (Continued)

Loan No: 60567891

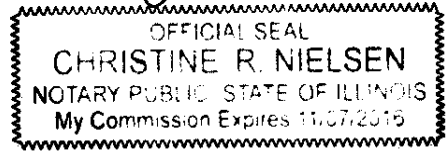
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### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois )  
 COUNTY OF Cook ) SS  
 )

On this 23<sup>rd</sup> day of March, 2015 before me, the undersigned Notary Public, personally appeared **Gary W. Kass, Manager of GKass Company 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 [Signature] Residing at Chicago, IL  
 Notary Public in and for the State of Illinois  
 My commission expires 11/07/2016



NOTARY PUBLIC OF COOK County Clerk's Office

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## MODIFICATION OF MORTGAGE (Continued)

Loan No: 60567891

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### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF ILLINOIS )  
 )  
 COUNTY OF COOK ) SS  
 )

On this 23 day of MARCH, 2015 before me, the undersigned Notary Public, personally appeared **John Brauc, Trustee of The John Brauc Living Trust dated September 16, 2004, Manager of CMRD Properties 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: *Deborah L Wolinski*  
 Notary Public in and for the State of ILLINOIS  
 My commission expires 12-3-17

Residing at 2948 W. DIVERSEY AVE CHICAGO, IL 60647



County Clerk's Office

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## MODIFICATION OF MORTGAGE (Continued)

Loan No: 60567891

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### LENDER ACKNOWLEDGMENT

STATE OF Illinois )  
 )  
 COUNTY OF Cook ) SS  
 )

On this March day of 27<sup>th</sup>, 2015 before me, the undersigned Notary Public, personally appeared \_\_\_\_\_ and known to me to be the \_\_\_\_\_, authorized agent for **LAKESIDE BANK** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **LAKESIDE BANK**, duly authorized by **LAKESIDE 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 **LAKESIDE BANK**.

By Angela Florida Residing at Lakeside Bank

Notary Public in and for the State of Illinois

My commission expires 1-19-16



Cook County Clerk's Office