

# UNOFFICIAL COPY



1515216074

Doc#: 1515216074 Fee: \$56.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/01/2015 03:49 PM Pg: 1 of 10

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

FOR RECORDER'S USE ONLY

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

## MODIFICATION OF MORTGAGE



\*00000000060715891074004012015# ###.#####\*

THIS MODIFICATION OF MORTGAGE dated April 1, 2015, is made and executed between Sangamon Partners LLC, whose address is 15 South Racine Ave, Unit 1, Chicago, IL 60607 (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 June 5, 2013 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded at the Cook County Recorder of Deeds on July 3, 2013 as Document No. 1318441001.

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

LOTS 9, 10, 11 AND 12, IN BLOCK 3, IN DUNCANS ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 17, 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 37 South Sangamon Street, Chicago, IL 60607-2617. The Real Property tax identification number is 17-17-207-009-0000, 17-17-207-010-0000, 17-17-207-020-0000, 17-17-207-021-0000.

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

The Maturity date of the loan is hereby extended to June 01, 2015. All other terms and conditions of the

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## MODIFICATION OF MORTGAGE (Continued)

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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.

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## MODIFICATION OF MORTGAGE (Continued)

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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 APRIL 1, 2015.

GRANTOR:

SANGAMON PARTNERS LLC

By:   
Jason W. Vondracek, Manager of Sangamon Partners LLC

WEST LOOP 1300 LLC, Member of Sangamon Partners LLC

By:   
Jason W. Vondracek, Manager of West Loop 1300 LLC

By:   
Andrew D. Benson, Manager of West Loop 1300 LLC

~~CBL INVESTMENTS LLC (SANGAMON SERIES), Member of Sangamon Partners LLC~~

~~By: \_\_\_\_\_  
Christopher B. Lorenzen, Manager of CBL Investments LLC (Sangamon Series)~~

RALLY CAPITAL LLC, Member of Sangamon Partners LLC

By:   
Jason W. Vondracek, Manager of Rally Capital LLC

By:   
Andrew D. Benson, Manager of Rally Capital LLC

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## MODIFICATION OF MORTGAGE (Continued)

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LENDER:

LAKESIDE BANK

x *John W. S.*  
Authorized Signer

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

On this 28th day of May, 2015 before me, the undersigned Notary Public, personally appeared **Jason W. Vondrachek, Manager of Sangamon Partners 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 *Melanda Kywe* Residing at Chicago, IL

Notary Public in and for the State of ILLINOIS

My commission expires 01/31/2017



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## MODIFICATION OF MORTGAGE (Continued)

Loan No: 60715891

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### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois )  
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 ) SS  
 COUNTY OF Cook )

On this 28th day of May, 2015 before me, the undersigned Notary Public, personally appeared **Jason W. Vondrachek, Manager of West Loop 1300 LLC, Member of Sangamon Partners 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 Melanda Kywe Residing at Chicago, IL

Notary Public in and for the State of Illinois

My commission expires 01/31/2017



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## MODIFICATION OF MORTGAGE (Continued)

Loan No: 60715891

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### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois )  
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 ) SS  
 COUNTY OF Cook )

On this 24th day of May, 2015 before me, the undersigned Notary Public, personally appeared **Andrew D. Benson, Manager of West Loop 1300 LLC, Member of Sangamon Partners 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 Melanda Kywe Residing at Chicago, IL

Notary Public in and for the State of Illinois

My commission expires 01/31/2017



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## MODIFICATION OF MORTGAGE (Continued)

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### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

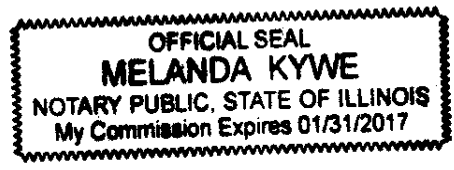
STATE OF Illinois )  
 )  
 COUNTY OF Cook ) SS  
 )

On this 28<sup>th</sup> day of May, 2015 before me, the undersigned Notary Public, personally appeared **Christopher B. Lorenzen, Manager of CBL Investments LLC (Sangamon Series), Member of Sangamon Partners 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 Melanda Kywe Residing at Chicago, IL

Notary Public in and for the State of Illinois

My commission expires 01/31/2017



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## MODIFICATION OF MORTGAGE (Continued)

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### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

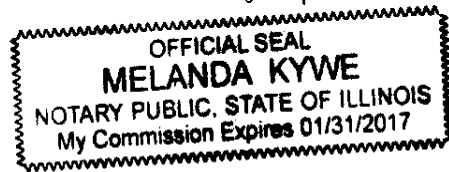
STATE OF Illinois )  
 )  
 COUNTY OF Cook ) SS  
 )

On this 28th day of May, 2015 before me, the undersigned Notary Public, personally appeared **Jason W. Vondrachek, Manager of Rally Capital LLC, Member of Sangamon Partners 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 Melanda Kywe Residing at Chicago, IL

Notary Public in and for the State of Illinois

My commission expires 01/31/2017



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## MODIFICATION OF MORTGAGE (Continued)

Loan No: 60715891

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### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF ILLINOIS )  
 )  
 COUNTY OF COOK ) SS  
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On this 28th day of May, 2011 before me, the undersigned Notary Public, personally appeared **Andrew D. Benson, Manager of Rally Capital LLC, Member of Sangamon Partners 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 Melanda Kywe Residing at Chicago, IL

Notary Public in and for the State of ILLINOIS

My commission expires 01/31/2017



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### LENDER ACKNOWLEDGMENT

STATE OF Illinois )  
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 COUNTY OF Cook ) SS  
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On this 28th day of May, 2015 before me, the undersigned Notary Public, personally appeared Jellon Wong and known to me to be the Senior V.P., 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 Melanda Kywe Residing at Chicago, IL

Notary Public in and for the State of Illinois

My commission expires 01/31/2015

