

UNOFFICIAL COPY

Doc#: 1515949055 fee: \$54.00
Date: 06/08/2015 03:52 AM Pg: 1 of 4
Cook County Recorder of Deeds
*RHSP:\$9.00 RPRF:\$1.00 FEES Applied

RECORDATION REQUESTED BY:

WINTRUST BANK
190 S. LaSalle
Suite 2200
Chicago, IL 60603

WHEN RECORDED MAIL TO:

WINTRUST BANK
7800 LINCOLN AVENUE
SKOKIE, IL 60077

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

MODIFICATION OF MORTGAGE

88 47-072 JCTI
THIS MODIFICATION OF MORTGAGE dated April 8, 2015, is made and executed between 7300 Madison LLC, an Illinois limited liability company, whose address is 503 N. Marion St., Oak Park, IL 60302 (referred to below as "Grantor") and WINTRUST BANK, whose address is 190 S. LaSalle, Suite 2200, Chicago, IL 60603 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated June 25, 2013 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded August 2, 2013 as Document No. 1321401035 with the office of the Cook County Recorder of Deeds.

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

THE EAST 61 FEET OF LOT 1 IN BLOCK 3 IN CARNEY'S ADDITION TO HARLEM, IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 7300 Madison St., Forest Park, IL 60130. The Real Property tax identification number is 15-13-205-007-0000.

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

Lender is hereby amended to be Wintrust Bank (f/k/a North Shore Community Bank & Trust Company)

MAXIMUM LIEN is hereby amended to read as follows: At no time shall the principal amount of Indebtedness secured by the Mortgage, not including sums advanced to protect the security of the Mortgage, exceed \$4,000,000.00.

The Definition of Note is hereby amended to read as follows:

The Promissory Note dated April 8, 2015, as amended from time to time, in the original principal amount of \$2,000,000.00 from Borrower to Lender, together with all renewals of, extensions of, modifications of, refinancing of, consolidations of, and substitutions for the promissory note or credit agreement.

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

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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 APRIL 8, 2015.

GRANTOR:

7300 MADISON LLC

By: 

Peter Skiouris, Manager of 7300 Madison LLC

LENDER:

WINTRUST BANK

X 

Authorized Signer

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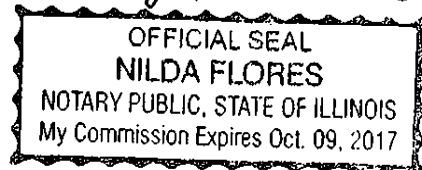
MODIFICATION OF MORTGAGE (Continued)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF IL)
) SS
 COUNTY OF Cook)

On this 8th day of April, 2015 before me, the undersigned Notary Public, personally appeared **Peter Skiodris, Manager of 7300 Madison 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 Nilda Flores Residing at 100 W North Ave
Chicago, IL 60610
 Notary Public in and for the State of IL
 My commission expires 10-9-2017



Cook County Clerk's Office

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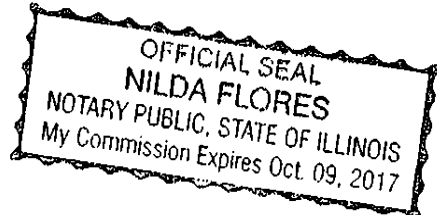
MODIFICATION OF MORTGAGE (Continued)

LENDER ACKNOWLEDGMENT

STATE OF IL)
)
) SS
 COUNTY OF Cook)
)

On this 8th day of April, 2015 before me, the undersigned Notary Public, personally appeared Alan Will and known to me to be the S.V.P, authorized agent for **WINTRUST BANK** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **WINTRUST BANK**, duly authorized by **WINTRUST 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 **WINTRUST BANK**.

By Nilda Flores Residing at 100 W Lake North Ave Chicago, IL 60610
 Notary Public in and for the State of IL
 My commission expires 10-9-2017



County Clerk's Office