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RECORDATION REQUESTED BY:

LAKESIDE BANK
UIC/NEAR WEST
1055 W ROOSEVELT RD
CHICAGO, IL 60608



1523044060

WHEN RECORDED MAIL TO:

LAKESIDE BANK
UIC/NEAR WEST
1055 W ROOSEVELT RD
CHICAGO, IL 60608

Doc#: 1523044060 Fee: \$44.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 08/18/2015 03:27 PM Pg: 1 of 4

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



00000000060795391074007262015#####

THIS MODIFICATION OF MORTGAGE dated July 26, 2015, is made and executed between The Alverna Group LLC, whose address is 10344 S. Seeley Avenue, Chicago, IL 60643 (referred to below as "Grantor") and LAKESIDE BANK, whose address is 1055 W ROOSEVELT RD, CHICAGO, IL 60608 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated January 26, 2015 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded at the Cook County Recorder dated February 23, 2015 as Document No. 150542034.

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

PARCEL 1:

LOT 1 IN BLOCK 4 IN CLYBOURN AVENUE ADDITION TO LAKEVIEW AND CHICAGO IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 2 AND THAT PART OF LOT 3 LYING NORTHERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY LINE OF CLYBOURN AVENUE, 21.80 FEET SOUTHEASTERLY FROM THE SOUTHERLY LINE OF LOT 2; THENCE SOUTHWESTERLY AT AN ANGLE OF 90 DEGREES AND 4 SECONDS, FROM NORTHWEST TO SOUTHWEST A DISTANCE OF 59.33 FEET; THENCE IN A SOUTHWESTERLY DIRECTION TO THE SOUTHWEST CORNER OF LOT 3 ALL IN BLOCK 4 IN CLYBOURN

CORD REVIEWER

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(Continued)**

Loan No: 60795391

Page 2

AVENUE ADDITION TO LAKE VIEW AND CHICAGO IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 4 IN BLOCK 4 AND THAT PART OF LOT 3 IN SAID BLOCK 4 SOUTH OF A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID LOT 3 BEING THE SOUTHEASTERLY CORNER OF LOT 2 THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 3, 21.8 FEET; THENCE SOUTHWESTERLY AT AN ANGLE OF 90 DEGREES 4 MINUTES A DISTANCE OF 59 FEET AND 4 INCHES THENCE SOUTHWESTERLY 48 FEET AND 3/8 OF AN INCH TO THE NORTHWEST CORNER OF SAID LOT 4 ALL IN CLYBOURN AVENUE ADDITION TO LAKEVIEW AND CHICAGO IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 3064-70 N. Clybourn Avenue, Chicago, IL 60618. The Real Property tax identification number is 14-30-109-020-0000; 14-30-109-021-0000; 14-30-109-022-0000.

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

The maturity date of the loan is hereby extended to October 26, 2015. All other terms and conditions of the loan documents shall remain 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 remain 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 JULY 26, 2015.

GRANTOR:

THE ALVERNA GROUP LLC

By: 

Aidan Desmond, Sole Member of The Alverna Group LLC

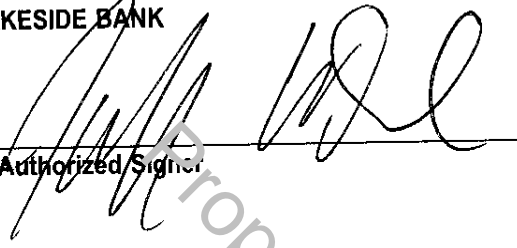
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MODIFICATION OF MORTGAGE (Continued)

Loan No: 60795391

LENDER:

LAKESIDE BANK

X 
 Authorized Signer

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 13th day of August, 2015 before me, the undersigned Notary Public, personally appeared **Aidan Desmond, Sole Member of The Alverna Group 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 2500 W. Ashland Ave

Notary Public in and for the State of Illinois

My commission expires September 3, 2018



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MODIFICATION OF MORTGAGE (Continued)

Loan No: 60795391

Page 4

LENDER ACKNOWLEDGMENT

STATE OF Illinois)
)
) SS
 COUNTY OF Cook)

On this 13th day of August, 2015 before me, the undersigned Notary Public, personally appeared Jeff W. Zikewski and known to me to be the VR loan officer, 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 [Signature] Residing at 2800 W. Ashland Ave

Notary Public in and for the State of Illinois

My commission expires September 3, 2018

