

# UNOFFICIAL COPY

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



Doc#: 1523844101 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/26/2015 04:25 PM Pg: 1 of 6

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

This Modification of Mortgage prepared by:  
LAKESIDE BANK  
1055 WEST ROOSEVELT ROAD  
CHICAGO, IL 60608

## MODIFICATION OF MORTGAGE



\*000000000060350095074007012015#####\*

THIS MODIFICATION OF MORTGAGE dated July 1, 2015, is made and executed between Palm Realty Company, whose address is 1201 North Milwaukee Avenue, Chicago, IL 60622-2216 (referred to below as "Grantor") and LAKESIDE BANK, whose address is 55 W WACKER DRIVE, CHICAGO, IL 60601 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated July 17, 2000 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded at the Cook County Recorder of Deeds on July 18, 2000 as Document Number 00536955.

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

### PARCEL 1:

LOTS 14 AND 15 IN THE SUB OF LOTS 172 TO 180 INCLUSIVE IN WILLIAM DEERING SURRENDEN SUB IN WEST 1/2 NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

LOTS 187 AND 188 IN WILLIAM DEERING SURRENDEN SUB IN WEST 1/2 OF THE NORTHEAST 1/4 SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK

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

Loan No: 60350095

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**COUNTY, ILLINOIS.****PARCEL 3:****THAT PART OF VACATED ALLEY LYING BETWEEN PARCELS 1 AND 2 AFORESAID.**

The Real Property or its address is commonly known as 4613-4617 North Broadway Avenue, Chicago, IL 60622. The Real Property tax identification number is 14-17-209-012-0000 and 14-17-209-039-0000.

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

The loan is modified as follows: (A) Increase Principal Amount to \$259,736.41 (B) The interest rate is changed to a fixed rate of 4.50% and (C) The maturity date of the loan is hereby extended to July 01, 2020. 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 JULY 1, 2015.**

**GRANTOR:****PALM REALTY COMPANY**By: 

Roy C. Kim, President of Palm Realty Company

By: 

James Jin Song, Secretary of Palm Realty Company

By: 

Wan H. Lee, Vice President of Palm Realty Company

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## MODIFICATION OF MORTGAGE (Continued)

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LENDER:

LAKESIDE BANK

X [Signature]  
Authorized Signer

### CORPORATE ACKNOWLEDGMENT

STATE OF ILLINOIS )

) SS

COUNTY OF COOK )

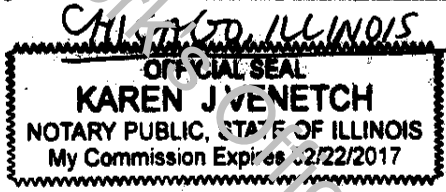
On this 1<sup>ST</sup> day of JULY, 2015 before me, the undersigned Notary Public, personally appeared Roy C. Kim, President of Palm Realty Company, and known to me to be an authorized agent of the corporation that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, 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 corporation.

By Karen J. Venetch

Residing at LAKESIDE BANK

Notary Public in and for the State of ILLINOIS

My commission expires 02/22/17



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## MODIFICATION OF MORTGAGE (Continued)

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### CORPORATE ACKNOWLEDGMENT

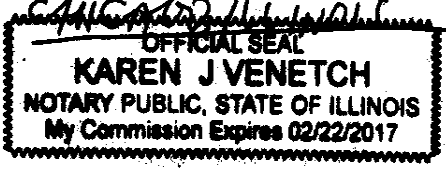
STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF COOK )

On this 15<sup>th</sup> day of JULY, 2015 before me, the undersigned Notary Public, personally appeared **James Jin Song, Secretary of Palm Realty Company**, and known to me to be an authorized agent of the corporation that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, 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 corporation.

By Karen J. Venetch Residing at LAKESIDE BANK

Notary Public in and for the State of ILLINOIS

My commission expires 02/22/17



COOK County Clerk's Office

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### CORPORATE ACKNOWLEDGMENT

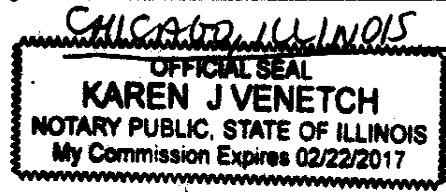
STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF COOK )

On this 1<sup>ST</sup> day of JULY, 2015 before me, the undersigned Notary Public, personally appeared Wan H. Lee, Vice President of Palm Realty Company, and known to me to be an authorized agent of the corporation that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, 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 corporation.

By Karen J. Venetch Residing at LAKESIDE BANK

Notary Public in and for the State of ILLINOIS

My commission expires 02/22/17



*COOK County Clerk's Office*

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## MODIFICATION OF MORTGAGE (Continued)

Loan No: 60350095

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### LENDER ACKNOWLEDGMENT

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF COOK )

On this 1<sup>st</sup> day of JULY, 2015 before me, the undersigned Notary Public, personally appeared MICHAEL J. FOGARTY and known to me to be the ASST. VICE PRESIDENT, 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 Karen J. Venetch Residing at LAKESIDE BANK  
CHICAGO, ILLINOIS

Notary Public in and for the State of ILLINOIS

My commission expires 02/22/17

