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Doc#: 1525919126 Fee: \$48.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/16/2015 03:37 PM Pg: 1 of 6

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:
Techie L. Vargas
LAKESIDE BANK
1055 W ROOSEVELT RD
CHICAGO, IL 60608

MODIFICATION OF MORTGAGE



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THIS MODIFICATION OF MORTGAGE dated August 31, 2015, is made and executed between MCZ Winnebago Development, LLC, an Illinois limited liability company, whose address is 1555 N. Sheffield Avenue, Chicago, IL 60642 (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 November 20, 2014 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded at the Cook County Recorder on December 12, 2014 as Document No. 1434655157.

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

See See Exhibit A for legal description and made apart hereof, which is attached to this Modification and made a part of this Modification as if fully set forth herein.

The Real Property or its address is commonly known as 1711-53 N. Winnebago Avenue, Chicago, IL 60647. The Real Property tax identification number is 14-31-320-013 and 14-31-320-014.

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

The principal loan amount is increased to \$8,400,000.00. All other terms and conditions of the loan

 COOK COUNTY RECORDER

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 60779391

Page 2

documents shall remain in full force and effect.

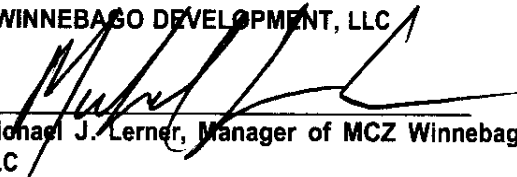
CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by Lender to this Modification does not waive Lender's right 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 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 AUGUST 31, 2015.

GRANTOR:

MCZ WINNEBAGO DEVELOPMENT, LLC

By:


Michael J. Lerner, Manager of MCZ Winnebago Development,
LLC

LENDER:

LAKESIDE BANK

X


Authorized Signer

Cook County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 60779391

Page 3

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

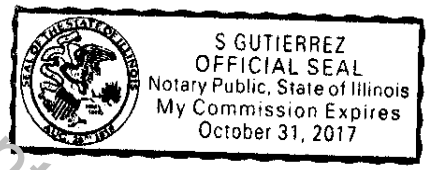
STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 3rd day of September, 2015 before me, the undersigned Notary Public, personally appeared **Michael J. Lerner, Manager of MCZ Winnebago Development, 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 10/31/17



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MODIFICATION OF MORTGAGE (Continued)

Loan No: 60779391

Page 4

LENDER ACKNOWLEDGMENT

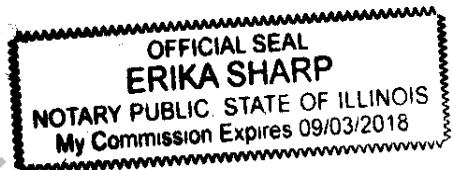
STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 9th day of September, 2015 before me, the undersigned Notary Public, personally appeared Jeff Wisniewski and known to me to be the VP commercial lending, 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 Sept. 3, 2018



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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

THE NORTHWESTERLY 104.00 FEET OF THE SOUTHEASTERLY 267.96 FEET, AS MEASURED ALONG THE SOUTHWESTERLY LINE, BEING ALSO THE NORTHEASTERLY LINE OF NORTH WINNEBAGO AVENUE, OF THE FOLLOWING DESCRIBED TRACT:

THAT PART OF LOTS 1 THROUGH 23 AND THAT PART OF A 3.00 FOOT STRIP OF LAND LYING NORTH AND ADJOINING SAID LOT 1 IN BLOCK 1 IN ISHAM'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4, LYING SOUTHWEST OF MILWAUKEE AVENUE OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A TRACT AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID 3.00 FOOT STRIP WITH THE SOUTHWESTERLY LINE OF SAID LOT 1 EXTENDED NORTHWESTERLY; THENCE NORTH 89 DEGREES 49 MINUTES 03 SECONDS EAST ALONG SAID NORTH LINE, 110.17 FEET TO A POINT ON A LINE DRAWN 26.00 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOTS 1 THROUGH 23; THENCE SOUTH 47 DEGREES 59 MINUTES 00 SECONDS EAST ALONG SAID PARALLEL LINE, 505.22 FEET TO THE WEST LINE OF NORTH LEAVITT STREET AS OPENED BY CONDEMNATION PROCEEDING IN CASE 29832 CIRCUIT COURT; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID WEST LINE, 99.60 FEET TO ITS INTERSECTION WITH THE SOUTHWESTERLY LINE OF SAID LOT 23; THENCE NORTH 47 DEGREES 59 MINUTES 00 SECONDS WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOTS 1 TO 23, A DISTANCE OF 653.50 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTHEASTERLY 163.96 FEET, AS MEASURED ALONG THE SOUTHWESTERLY LINE, BEING ALSO THE NORTHEASTERLY LINE OF NORTH WINNEBAGO AVENUE, OF THE FOLLOWING DESCRIBED TRACT:

THAT PART OF LOTS 1 TO 23 AND THAT PART OF A 3-FOOT STRIP OF LAND, LYING NORTH AND ADJOINING SAID LOT 1 IN BLOCK 1 IN ISHAM'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4, LYING SOUTHWEST OF MILWAUKEE AVENUE OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A TRACT AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID 3-FOOT STRIP WITH THE SOUTHWESTERLY LINE OF SAID LOT 1 EXTENDED NORTHWESTERLY; THENCE NORTH 89 DEGREES, 49 MINUTES, 03 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 110.17 FEET TO A POINT ON A LINE DRAWN 26.00 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOTS 1 TO 23; THENCE SOUTH 47 DEGREES, 59 MINUTES, 00 SECONDS EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 505.22 FEET TO THE WEST LINE OF NORTH LEAVITT STREET, AS OPENED BY CONDEMNATION PROCEEDING IN CASE NO. 29832 CIRCUIT COURT; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 99.60 FEET TO ITS INTERSECTION WITH THE SOUTHWESTERLY LINE OF SAID LOT 23; THENCE

NORTH 47 DEGREES, 59 MINUTES, 00 SECONDS WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOTS 1 TO 23, A DISTANCE OF 653.50 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

PARCEL 3:

THE NORTHWESTERLY 104.00 FEET OF THE SOUTHEASTERLY 475.96 FEET, AS MEASURED ALONG THE SOUTHWESTERLY LINE, BEING ALSO THE NORTHEASTERLY LINE OF NORTH WINNEBAGO AVENUE, OF THE FOLLOWING DESCRIBED TRACT:

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THAT PART OF LOTS 1 THROUGH 23 AND THAT PART OF A 3 FOOT STRIP OF LAND LYING NORTH AND ADJOINING SAID LOT 1, IN BLOCK 1 IN ISHAM'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LYING SOUTHWEST OF MILWAUKEE AVENUE OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A TRACT AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID 3 FOOT STRIP WITH THE SOUTHWESTERLY LINE OF SAID LOT 1 EXTENDED NORTHWESTERLY; THENCE NORTH 89 DEGREES 49 MINUTES, 03 SECONDS EAST ALONG SAID NORTH LINE, 110.17 FEET TO A POINT ON A LINE DRAWN 26.00 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOTS 1 THROUGH 23; THENCE SOUTH 47 DEGREES 59 MINUTES, 00 SECONDS, EAST ALONG SAID PARALLEL LINE, 505.22 FEET TO THE WEST LINE OF NORTH LEAVITT STREET, AS OPENED BY CONDEMNATION PROCEEDING IN CASE 29832 CIRCUIT COURT; THENCE SOUTH 00 DEGREES 00 MINUTES, 00 SECONDS WEST ALONG SAID WEST LINE, 99.60 FEET TO ITS INTERSECTION WITH THE SOUTHWESTERLY LINE OF SAID LOT 23; THENCE NORTH 47 DEGREES 59 MINUTES, 00 SECONDS WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOTS 1 TO 23, A DISTANCE OF 653.50 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THE NORTHWESTERLY 104.00 FEET OF THE SOUTHEASTERLY 371.96 FEET, AS MEASURED ALONG THE SOUTHWESTERLY LINE, BEING ALSO THE NORTHEASTERLY LINE OF NORTH WINNEBAGO AVENUE OF THE FOLLOWING DESCRIBED TRACT:

THAT PART OF LOTS 1 THROUGH 23 AND THAT PART OF A 3.00 FOOT STRIP OF LAND LYING NORTH AND ADJOINING SAID LOT 1, IN BLOCK 1 IN ISHAM'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4, LYING SOUTHWEST OF MILWAUKEE AVENUE OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A TRACT AND DESCRIBED AS FOLLOWS::

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID 3.00 FOOT STRIP WITH THE SOUTHWESTERLY LINE OF SAID LOT 1 EXTENDED NORTHWESTERLY; THENCE NORTH 89 DEGREES 49 MINUTES 03 SECONDS EAST ALONG SAID NORTH LINE, 110.17 FEET TO A POINT ON A LINE DRAWN 26.00 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOTS 1 THROUGH 23; THENCE SOUTH 47 DEGREES 59 MINUTES 00 SECONDS EAST ALONG SAID PARALLEL LINE, 505.22 FEET TO THE WEST LINE OF NORTH LEAVITT STREET AS OPENED BY CONDEMNATION PROCEEDING IN CASE 29832, CIRCUIT COURT; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID WEST LINE, 99.60 FEET TO ITS INTERSECTION WITH THE SOUTHWESTERLY LINE OF SAID LOT 23; THENCE NORTH 47 DEGREES 59 MINUTES 00 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOTS 1 TO 23, A DISTANCE OF 653.50 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

THAT PART OF LOTS 1 THROUGH 23 AND THAT PART OF A 3 FOOT STRIP OF LAND LYING NORTH AND ADJOINING SAID LOT 1, IN BLOCK 1 IN ISHAM'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4, LYING SW OF MILWAUKEE AVENUE OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A TRACT AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID 3 FOOT STRIP WITH THE SOUTHWESTERLY LINE OF SAID LOT 1 EXTENDED NORTHWESTERLY; THENCE NORTH 89 DEGREES 49 MINUTES, 03 SECONDS EAST ALONG SAID NORTH LINE, 110.17 FEET TO A POINT ON A LINE DRAWN 26.00 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOTS 1 THROUGH 23; THENCE SOUTH 47 DEGREES 59 MINUTES, 00 SECONDS, EAST ALONG SAID PARALLEL LINE, 505.22 FEET TO THE WEST LINE OF NORTH LEAVITT STREET AS OPENED BY CONDEMNATION PROCEEDING IN CASE 29832 CIRCUIT COURT; THENCE SOUTH 00 DEGREES 00 MINUTES, 00 SECONDS WEST ALONG SAID WEST LINE, 99.60 FEET TO ITS INTERSECTION WITH THE SOUTHWESTERLY LINE OF SAID LOT 23; THENCE NORTH 47 DEGREES 59 MINUTES, 00 SECONDS WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOTS 1 TO 23, A DISTANCE OF 653.50 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE SOUTHEASTERLY 475.96 FEET, AS MEASURED ALONG THE SOUTHWESTERLY LINE OF A AFORESAID TRACT, BEING ALSO THE NORTHEASTERLY LINE OF NORTH WINNEBAGO AVENUE.

COMMONLY KNOWN AS: 1711-53 N. WINNEBAGO AVENUE, CHICAGO, IL 60647

PIN NOS. 14-31-320-013 AND 14-31-320-014