

# UNOFFICIAL COPY

Doc#: 1526647003 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/23/2015 08:35 AM Pg: 1 of 4

**RECORDATION REQUESTED BY:**

Byline Bank, formerly known  
as North Community Bank  
Main Branch  
3639 N. Broadway St.  
Chicago, IL 60613

**WHEN RECORDED MAIL TO:**

Byline Bank  
C/O Post Closing Department  
2701 Algonquin Rd.  
Rolling Meadows, IL 60008

**SEND TAX NOTICES TO:**

The Mejia Partnership  
4833 W. Diversey Avenue  
Chicago, IL 60639

**FOR RECORDER'S USE ONLY**

LN# 11605657

**This Modification of Mortgage prepared by:**

Central Loan Documentation  
Byline Bank, formerly known as North Community Bank  
2701 Algonquin Rd  
Rolling Meadows, IL 60008

## MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated August 5, 2015, is made and executed between The Mejia Partnership, an Illinois General Partnership, whose address is 4833 W. Diversey Avenue, Chicago, IL 60639 (referred to below as "Grantor") and Byline Bank, formerly known as North Community Bank, whose address is 3639 N. Broadway St., Chicago, IL 60613 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated July 9, 2004 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded August 13, 2004 as Document No. 0422642007.

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

LOTS 16 TO 27, BOTH INCLUSIVE, IN BLOCK 1 IN EDWARD F. KENNEDY'S RESUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 4833 West Diversey Avenue, Chicago, IL 60639. The Real Property tax identification number is 13-28-403-040-0000.

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

An additional amount of \$514,276.79 has been advanced under the Note.

**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

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## MODIFICATION OF MORTGAGE (Continued)

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the Mortgage (the "Note"). It is the intention of Lender to retain as liable all parties to the Mortgage and all parties, makers and endorser 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 5, 2015.

GRANTOR:

## THE MEJIA PARTNERSHIP

By: Jose H. Mejia  
Jose Humberto Mejia, General Partner of The Mejia Partnership

By: Maurilio Mejia  
Maurilio Mejia, General Partner of The Mejia Partnership

LENDER:

BYLINE BANK, FORMERLY KNOWN AS NORTH COMMUNITY BANK

X [Signature]  
Authorized Signer

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## MODIFICATION OF MORTGAGE (Continued)

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### PARTNERSHIP ACKNOWLEDGMENT

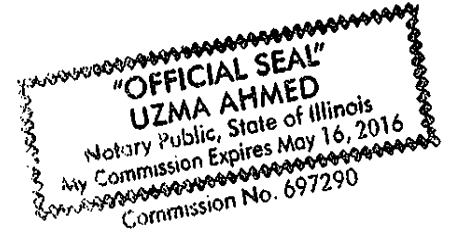
STATE OF IL

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COUNTY OF COOK

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On this 5th day of August, 2015 before me, the undersigned Notary Public, personally appeared **Jose Humberto Mejia, General Partner of The Mejia Partnership and Maurilio Mejia, General Partner of The Mejia Partnership**, and known to me to be partners or designated agents of the partnership that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the partnership, by authority of statute or its Partnership Agreement, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute this Modification and in fact executed the Modification on behalf of the partnership.

By [Signature]

Residing at

Morton GroveNotary Public in and for the State of ILMy commission expires 5-16-16

Cook County Clerk's Office

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## MODIFICATION OF MORTGAGE (Continued)

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### LENDER ACKNOWLEDGMENT

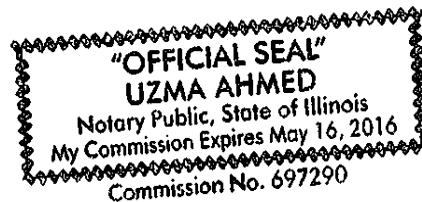
STATE OF IL

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COUNTY OF Cook

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On this 5 day of August, 2015 before me, the undersigned Notary Public, personally appeared Dean Avdatis and known to me to be the AVP, authorized agent for **Byline Bank, formerly known as North Community Bank** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Byline Bank, formerly known as North Community Bank**, duly authorized by **Byline Bank, formerly known as North Community 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 **Byline Bank, formerly known as North Community Bank**.

By [Signature] Residing at Morton GroveNotary Public in and for the State of ILMy commission expires 5-16-16