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Doc#: 1527547055 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/02/2015 09:39 AM Pg: 1 of 4

This document was prepared by,
and after recording, return to:

Albert, Whitehead, P.C.
10 North Dearborn Street
Suite 600
Chicago, Illinois 60602

Property Address:

7234 South Constance
Chicago, Illinois

PIN: 20-25-118-001-0300

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SECOND AMENDMENT TO MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF RENTS AND LEASES AND FIXTURE FILING AND AMENDMENT TO ASSIGNMENT OF RENTS AND LEASES

This SECOND AMENDMENT TO MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF RENTS AND LEASES AND FIXTURE FILING AND AMENDMENT TO ASSIGNMENT OF RENTS AND LEASES dated as of July 1, 2015 (this "Amendment"), is executed by 7234 S. Constance Ave LLC, an Illinois limited liability company (the "Mortgagor"), to and for the benefit of The PrivateBank and Trust Company (the "Lender").

RECITALS:

A. Pursuant to a Promissory Note dated March 9, 2012 the Lender loaned the Mortgagor the principal amount of Seven Hundred Fifty Thousand and 00/100 Dollars (\$750,000) (the "Loan"). The Loan is secured by, *inter alia*, that certain Mortgage, Security Agreement, Assignment of Rents and Leases and Security Agreement dated March 9, 2012 and recorded April 11, 2012 as Document No. 1210242023 in the office of the Recorder of Deeds of Cook County, Illinois, as amended by that certain Amendment to Mortgage, Security Agreement, Assignment of Rents and Leases and Fixture Filing dated as of March 8, 2015 and recorded June 8, 2015 as Document No. 1515908125, encumbering the real estate described on Exhibit A attached hereto (as so amended the "Mortgage").

B. Borrower also executed and delivered an Assignment of Rents and Leases, dated as of March 9, 2012 and recorded April 11, 2012 as Document No. 1210242024 in the office of the Recorder of Deeds of Cook County, Illinois (the "Assignment").

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C. Borrower has requested, and Lender has agreed, to increase the amount, and extend the maturity date, of the Loan.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Mortgagor and Lender agree as follows:

1. The amount of the Loan secured by the Mortgage and the Assignment is Eight Hundred Ninety-Two Thousand Five Hundred and No/100 Dollars (\$892,500).
2. The Maturity Date of the Loan secured by the Mortgage and the Assignment is July 1, 2018.
3. Section 39(j) of the Mortgage is hereby amended by replacing the dollar amount of "\$1,500,000" with the dollar amount of "\$1,785,000".
4. Mortgagor hereby remakes and re-affirms the covenants, representations and warranties contained in the Mortgage and the Assignment.
5. Except as hereby amended, the Mortgage and the Assignment remain in full effect, unaltered, unrepealed and unamended.
6. This Amendment may be executed in separate counterparts.

IN WITNESS WHEREOF, the parties have executed and delivered this Amendment as of this 1st day of July, 2015.

MORTGAGOR:

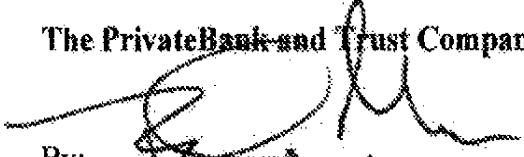
723 S. CONSTANCE AVE LLC,
an Illinois limited liability company

By: 5812 Group LLC,
a Delaware limited liability company
Its: Manager

By: 
Adam Walls, Manager

LENDER:

~~The PrivateBank and Trust Company~~

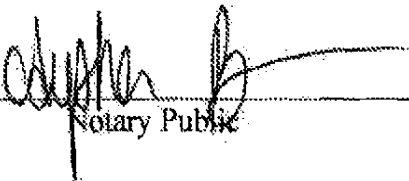
By: 
Name: George Wainwright
Title: Underwriting Director

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Adam Walls, the Manager, of **5812 Group LLC**, a Delaware limited liability company, which is the manager of **7234 S. Constance Ave LLC**, an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 30 day of September, 2015.



Notary Public

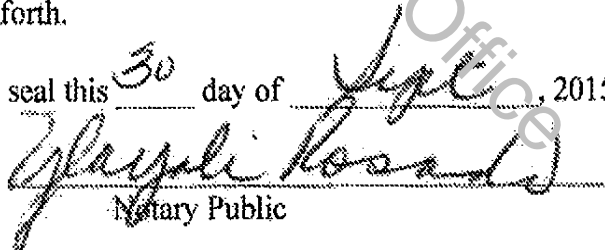
My Commission Expires:
Aug 18, 2018



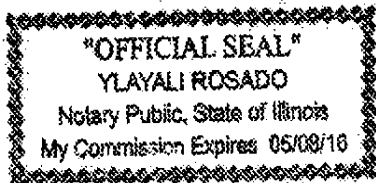
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that R. MANZER the M.D. of The PrivateBank and Trust Company (the "Bank"), who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such _____, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 30 day of September, 2015.



Notary Public



My Commission Expires:
5/8/16

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EXHIBIT "A"

LEGAL DESCRIPTION OF REAL ESTATE

LOTS 28 AND 29 IN CHRISTOPHER COLUMBUS ADDITION TO JACKSON PARK, BEING A SUBDIVISION OF BLOCKS 4 AND 5 IN G. W. CLARKE'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-25-118-001-0000
Address: 7234 S. Constance, Chicago, Illinois

Property of Cook County Clerk's Office