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FIRST NATIONS BANK  
7757 W. DEVON AVENUE  
CHICAGO, IL 60631-1509

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Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/16/2015 10:57 AM Pg: 1 of 4

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CHICAGO, IL 60631-1509

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:  
SA - 6060 NORTHWEST HIGHWAY LLC, 11051922-1  
FIRST NATIONS BANK  
7757 W. DEVON AVENUE  
CHICAGO, IL 60631-1509

A-92315 3/12  
Old Republic National Title  
Insurance Company  
20 S Clark Street Ste 2000  
Chicago, IL 60603

## MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated September 13, 2015, is made and executed between 2829 North Natoma LLC, whose address is 4970 N Harlem Avenue, Harwood Heights, IL 60706 (referred to below as "Grantor") and FIRST NATIONS BANK, whose address is 7757 W. DEVON AVENUE, CHICAGO, IL 60631-1509 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated March 20, 2013 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

RECORDED ON APRIL 22, 2013 IN COOK COUNTY WITH DOCUMENT NUMBERS 1311212080 & 1311212081.

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

PARCEL 1: LOT 131 IN FIRST ADDITION TO MONTE CLARE GARDENS, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 (EXCEPT PART TAKEN FOR RAILROAD) AND ALSO THE VACATED ALLEY NORTH OF AND ADJOINING SAID LOT 131, IN SECTION 30, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS. PARCEL 2: LOT 117 AND 118 IN FIRST ADDITION TO MONTE CLARE GARDENS, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 (EXCEPT PART TAKEN FOR RAILROAD) OF SECTION 30, 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 2827-2853 N Natoma and 6611-6621 W George, Chicago, IL 60634. The Real Property tax identification number is 13-30-227-009;13-30-227-010;13-30-227-003.

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

EXTEND MATURITY DATE BY 5 YEARS UNTIL AUGUST 20, 2020. INTEREST RATE TO BE FIXED AT 4.25% WITH REPAYMENT TO BE 6 MONTHS OF ACCRUED INTEREST ONLY MONTHLY THEN PRINCIPAL AND INTEREST BASED UPON A 30 YEAR AMORTIZATION. BORROWER TO HAVE 5 YEAR RENEWAL OPTION WITH RATE FIXED AT THE PREVAILING 10 YEAR TREASURY PLUS 200 BASIS POINTS. TOTAL

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**LOAN AMOUNT HAS NOT BEEN DISBURSED AS OF RENEWAL DATE. AMORTIZATION SCHEDULE BASED ON FULL LOAN AMOUNT DISBURSED. ALL OTHER TERMS AND CONDITIONS REMAIN THE SAME. .**

**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 SEPTEMBER 18, 2015.**

**GRANTOR:**

**2829 NORTH NATOMA LLC**

By: 

Sam Zitella, Manager of 2829 North Natoma LLC

**LENDER:**

**FIRST NATIONS BANK**

X 

Authorized Signer

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**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**

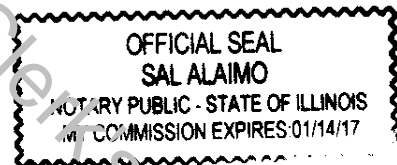
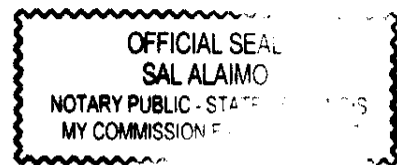
STATE OF IL )  
 ) SS  
COUNTY OF COOK )

On this 18 day of SEPTEMBER, 2015 before me, the undersigned Notary Public, personally appeared **Sam Zitella, Manager of 2829 North Natoma 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 SL Alaimo Residing at PORRIDGE, IL

Notary Public in and for the State of IL

My commission expires 1/14/17



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**LENDER ACKNOWLEDGMENT**

STATE OF IL )  
 ) SS  
COUNTY OF COOK )

On this 18 day of SEPTEMBER, 2015 before me, the undersigned Notary Public, personally appeared HELISSA LONG SMITH and known to me to be the Sr. VICE PRESIDENT, authorized agent for **FIRST NATIONS BANK** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **FIRST NATIONS BANK**, duly authorized by **FIRST NATIONS 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 **FIRST NATIONS BANK**.

By *[Signature]* Residing at NORRIDGE, IL

Notary Public in and for the State of IL

My commission expires 1/14/17

