

# UNOFFICIAL COPY



1532316105

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

Doc#: 1532316105 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/19/2015 04:16 PM Pg: 1 of 4

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:  
Tehie L. Vargas  
LAKESIDE BANK  
55 W WACKER DRIVE  
CHICAGO, IL 60601

## MODIFICATION OF MORTGAGE



\*000000000060568993074011102015###.###.#####\*

THIS MODIFICATION OF MORTGAGE dated November 10, 2015, is made and executed between 108 Kinzie Investment LLC, whose address is 308 West Madison Street, Oak Park, IL 60302-4110 (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 May 10, 2013 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded at the Cook County Recorder of Deeds on July 15, 2013 as Document Number 1319622077.

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

LOT 3 IN BLOCK 3 IN WOLCOTT'S ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 108 West Kinzie Street, Chicago, IL 60654-4508. The Real Property tax identification number is 17-09-260-019-0000.

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

The loan is modified as follows: (A) The Principal amount is increased to \$2,400,000.00, (B) The maturity date of the loan is hereby extended to May 10, 2017. All other terms and conditions of the loan

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## MODIFICATION OF MORTGAGE (Continued)

Loan No: 60568993

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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 NOVEMBER 10, 2015.**

**GRANTOR:**

108 KINZIE INVESTMENT LLC

By: 

Derrel M. McDavid, Manager of 108 Kinzie Investment LLC

**LENDER:**

LAKESIDE BANK

X 

Authorized Signer

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## MODIFICATION OF MORTGAGE (Continued)

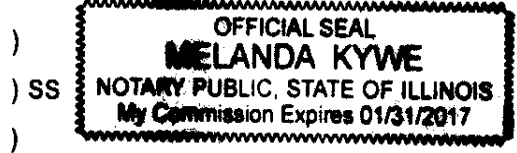
Loan No: 60568993

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### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF IL

COUNTY OF COOK



On this 18<sup>th</sup> day of November, 2015 before me, the undersigned Notary Public, personally appeared **Derrel M. McDavid, Manager of 108 Kinzie Investment 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 Melanda Kywe Residing at Chicago, IL

Notary Public in and for the State of IL

My commission expires 01/31/2017

PUBLIC OF COOK COUNTY CLERK'S OFFICE

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## MODIFICATION OF MORTGAGE (Continued)

Loan No: 60568993

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### LENDER ACKNOWLEDGMENT

STATE OF IL

COUNTY OF Cook



On this 18th day of November, 2015 before me, the undersigned Notary Public, personally appeared Michael Fogarty and known to me to be the Assistant V.P., 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 Melanda Kywe Residing at Chicago, IL

Notary Public in and for the State of IL

My commission expires 01/31/2017

Cook County Clerk's Office