

UNOFFICIAL COPY

RECORDATION REQUESTED BY:
Bridgeview Bank Group
7940 S. Harlem Ave.
Bridgeview, IL 60455



WHEN RECORDED MAIL TO:
Bridgeview Bank Group
ATTN: Loan Operations
4753 N Broadway
Chicago, IL 60640

Doc#: 1604113026 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/10/2016 09:30 AM Pg: 1 of 4

SEND TAX NOTICES TO:
2010 N. Halsted, LLC
908 N Halsted
Chicago, IL 60622

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:
Bridgeview Bank Group
4753 N Broadway
Chicago, IL 60640

MODIFICATION OF MORTGAGE



000623869500-1020107400126201601

THIS MODIFICATION OF MORTGAGE dated January 26, 2016, is made and executed between 2010 N. Halsted, LLC, an Illinois Limited Liability Company, whose address is 908 N Halsted, Chicago, IL 60622 (referred to below as "Grantor") and Bridgeview Bank Group, whose address is 7940 S. Harlem Ave., Bridgeview, IL 60455 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated December 30, 2015 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded January 5, 2016 as document 1600519131, made by 2010 N. Halsted, LLC to Lender to secure a Note for \$750,000.00 .

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

LOT 20 IN BLOCK 8 IN CUSHMAN'S SUBDIVISION OF BLOCK 4 OF SHEFFIELD'S ADDITION TO CHICAGO IN SECTIONS 29 THROUGH 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

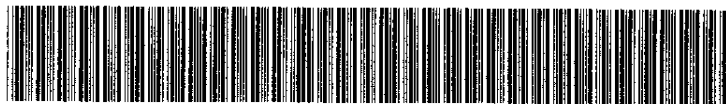
The Real Property or its address is commonly known as 2010 N Halsted, Chicago, IL 60614. The Real Property tax identification number is 14-32-228-041-0000.

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

This is to clarify and modify the principal balance of the debt secured by the Mortgage. This mortgage secures a Note dated January 26, 2016 in the principal amount of \$1,400,000.00. Said Note is secured by the property pursuant to the terms of the Mortgage. The maximum lien for the total indebtedness

1/11/16

PTS-4782A

UNOFFICIAL COPY

000623869500-1020107400126201602

MODIFICATION OF MORTGAGE

Loan No: 623869500-10201

(Continued)

Page 2

\$1,400,000.00, which includes certain limited protective advances, is \$2,800,000.00.

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 JANUARY 26, 2016.

GRANTOR:

2010 N. HALSTED, LLC

By:



 Frederick S. Latsko, Manager of 2010 N. Halsted, LLC

LENDER:

BRIDGEVIEW BANK GROUP



 Authorized Signer

UNOFFICIAL COPY



000623869500-1020107400126201603

MODIFICATION OF MORTGAGE (Continued)

Loan No: 623869500-10201

Page 3

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 27th day of January, 2016 before me, the undersigned Notary Public, personally appeared **Frederick S. Latsko, Manager of 2010 N. Halsted, 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 10136 S. Seeley, Chicago, IL

Notary Public in and for the State of Illinois

My commission expires 4-18-19



Property of Cook County Clerk's Office

UNOFFICIAL COPY



000623869500-1020107400126201604

Loan No: 623869500-10201

MODIFICATION OF MORTGAGE (Continued)

Page 4

LENDER ACKNOWLEDGMENT

STATE OF IL)
)
 COUNTY OF COOK) SS
)

On this 28TH day of JANUARY, 2016 before me, the undersigned Notary Public, personally appeared KIMBERLY JUNG and known to me to be the VICE PRESIDENT, authorized agent for **Bridgeview Bank Group** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Bridgeview Bank Group**, duly authorized by **Bridgeview Bank Group** 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 **Bridgeview Bank Group**.

By *Linda Bartels* Residing at _____

Notary Public in and for the State of IL

My commission expires 10-27-2017

