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RECORDATION REQUESTED BY:
Park Federal Savings Bank
55th Street Office
2740 West 55th Street
Chicago, IL 60632



Doc#: 1605734035 Fee: \$46.25
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/26/2016 11:06 AM Pg: 1 of 4

WHEN RECORDED MAIL TO:
Park Federal Savings Bank
55th Street Office
2740 West 55th Street
Chicago, IL 60632

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:
Mary March, Loan Administrator
Park Federal Savings Bank
2740 West 55th Street
Chicago, IL 60632

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated January 29, 2016, is made and executed between MJD Ventures LLC, an Illinois Limited Liability Company, whose address is 304 North Myrtle Avenue, Elmhurst, IL 60126 (referred to below as "Grantor") and Park Federal Savings Bank, whose address is 2740 West 55th Street, Chicago, IL 60632 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated January 23, 2015 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded April 23, 2015 in the Cook County Recorder's Office as Document Number 1511322018.

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

PARCEL A: A TRACT OF LAND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SOUTH ASHLAND AVENUE AND THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH ALONG THE EAST LINE OF SOUTH ASHLAND AVENUE, A DISTANCE OF 33 FEET FOR A POINT OF BEGINNING; THENCE EAST ON A LINE PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 125 FEET ; THENCE NORTH ON A LINE PARALLEL TO THE EAST LINE OF SOUTH ASHLAND AVENUE, A DISTANCE OF 280 FEET; THENCE WEST ON A LINE PARALLEL TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 125 FEET; THENCE SOUTH ALONG THE EAST LINE OF SOUTH ASHLAND AVENUE, A DISTANCE OF 280 FEET TO POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL B: THE NORTH 66.25 FEET OF THE SOUTH 379.25 FEET OF THE EAST 125 FEET OF THE WEST 175 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 4443 South Ashland Avenue, Chicago, IL 60609.
The Real Property tax identification number is 20-05-300-012-0000, 20-05-300-017-0000 and

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INT 10

UNOFFICIAL COPY**MODIFICATION OF MORTGAGE
(Continued)**

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20-05-300-026-0000.

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

Your loan Maturity Date will be extended to the following: The remaining principal balance and interest will be due and payable in a single payment on August 1, 2016. Your interest rate will remain at 5.85% per annum. All other terms and conditions of the original note and Mortgage 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 JANUARY 29, 2016.

GRANTOR:

MJD VENTURES LLC

By: 

Jose Mathew, Manager of MJD Ventures LLC

LENDER:

PARK FEDERAL SAVINGS BANK

x 

Authorized Signer

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MODIFICATION OF MORTGAGE (Continued)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois)
)
 COUNTY OF Cook) SS
)

On this 29th day of January, 2016 before me, the undersigned Notary Public, personally appeared **Jose Mathew, Manager of MJD Ventures 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 Mary E March Residing at Chicago

Notary Public in and for the State of Illinois

My commission expires 12-8-18



Cook County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

LENDER ACKNOWLEDGMENT

STATE OF Illinois)
)
 COUNTY OF Cook) SS
)

On this 29th day of January, 2016 before me, the undersigned Notary Public, personally appeared JOSEPH F. SPELCHT and known to me to be the VICED PRESIDENT, authorized agent for **Park Federal Savings Bank** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Park Federal Savings Bank**, duly authorized by **Park Federal Savings 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 **Park Federal Savings Bank**.

By Mary E March Residing at Chicago

Notary Public in and for the State of Illinois

My commission expires 12-8-18

