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RECORDATION REQUESTED BY:

First Security Trust and Savings Bank
7315 W Grand Ave
Elmwood Park, IL 60707



Doc#: 1607534008 Fee: \$46.25
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/15/2016 09:01 AM Pg: 1 of 4

WHEN RECORDED MAIL TO:

First Security Trust and Savings Bank
7315 W Grand Ave
Elmwood Park, IL 60707

SEND TAX NOTICES TO:

400 N PAULINA LLC
400 N PAULINA ST
CHICAGO, IL 60622

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

JONA CELA, LOAN ADMINISTRATION
First Security Trust and Savings Bank
7315 W Grand Ave
Elmwood Park, IL 60707

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated January 29, 2016 is made and executed between 400 N PAULINA LLC, whose address is 400 N PAULINA ST, CHICAGO, IL 60622 (referred to below as "Grantor") and First Security Trust and Savings Bank, whose address is 7315 W Grand Ave, Elmwood Park, IL 60707 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated January 29, 2016 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

MORTGAGE DATED JULY 12, 2010 AND RECORDED JULY 14, 2010 AS DOCUMENT NO. 1019518058 TO SECURE AN INDEBTEDNESS OF \$962,500.00.

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

PARCEL 1: LOT 5 IN HENRY GREENEBAUM RESUBDIVISION OF LOTS 39 TO 87 IN EMBREE'S SUBDIVISION OF BLOCK 31 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOTS 6, 7 AND 8 IN HENRY GREENEBAUM RESUBDIVISION OF LOTS 39 TO 87 IN EMBREE'S SUBDIVISION OF BLOCK 31 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, 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 400 N PAULINA, CHICAGO, IL 60622. The Real Property tax identification number is 17-07-239-019-0000 AND 17-07-239-022-0000.

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

REDUCE INTEREST RATE TO 4.25%
EXTEND MATURITY TO 1/29/2021.

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain in full force and effect.

Yes
No
Yes
No
Yes
No
INT

UNOFFICIAL COPY**MODIFICATION OF MORTGAGE**

Loan No: 2789401-15

(Continued)

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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:

400 N PAULINA LLC

By: 

MATTHEW EHRHARD, Member of 400 N PAULINA LLC

LENDER:

FIRST SECURITY TRUST AND SAVINGS BANK

X 

THOMAS NELSON, Vice President

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 2789401-15

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

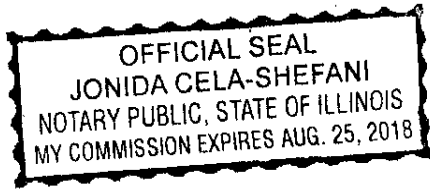
STATE OF IL)
) SS
 COUNTY OF Cook)

On this 29th day of January, 2016 before me, the undersigned Notary Public, personally appeared **MATTHEW EHRHARD, Member of 400 N PAULINA 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 Jonida Cela-Shefani Residing at _____

Notary Public in and for the State of IL

My commission expires 8-25-18



PROPERTY OF Cook County Clerk's Office

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MODIFICATION OF MORTGAGE

(Continued)

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LENDER ACKNOWLEDGMENT

STATE OF IL)
) SS
 COUNTY OF Cook)

On this 29th day of January, 2016 before me, the undersigned Notary Public, personally appeared **THOMAS NELSON** and known to me to be the **Vice President**, authorized agent for **First Security Trust and Savings Bank** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **First Security Trust and Savings Bank**, duly authorized by **First Security Trust and 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 **First Security Trust and Savings Bank**.

By Jonida Cela-Shefani Residing at _____

Notary Public in and for the State of IL

My commission expires 8-25-18

