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Karen A.Yarbrough

Cook County Recorder of Deeds

Date: 04/01/2016 04:07 PM Pg: 1 of 4

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

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

Techie L. Vargas
LAKESIDE BANK
1055 W. ROOSEVELT ROAD
CHICAGO, IL 60608

MODIFICATION OF MORTGAGE



*00000000060761191074001192016# ## *****

THIS MODIFICATION OF MORTGAGE dated January 19, 2016, is made and executed between Armitage Fremont, LLC, a Delaware Limited Liability Company, whose address is 275 Madison Avenue, Suite 702, New York, NY 10016 (referred to below as "Grantor") and LAKESIDE BANK, whose address is 2800 N ASHLAND AVE, CHICAGO, IL 60657 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated May 19, 2014 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded at the Cook County Recorder of Deed on May 22, 2014 as Document No. 1414216020.

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

THAT PART OF THE NORTH 95.3 FEET OF THE SOUTH 102.3 FEET OF THE WEST 18.0 FEET OF THE EAST 18.9 FEET OF LOT 24 LYING ABOVE A HORIZONTAL PLANE OF +14.40 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE OF +37.30 FEET (CHICAGO CITY DATUM) TOGETHER WITH THAT PART OF THE NORTH 5.3 FEET OF THE SOUTH 7.0 FEET OF THE WEST 14.0 FEET OF THE EAST 14.9 FEET OF SAID LOT 24 LYING ABOVE A HORIZONTAL PLANE OF 14.40 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE OF +37.30 FEET (CHICAGO CITY DATUM), IN SUB-BLOCK 6 IN CUSHMAN'S SUBDIVISION OF BLOCK 4 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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(Continued)**

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The Real Property or its address is commonly known as 912 W. Armitage Avenue, Chicago, IL 60614-4204.
The Real Property tax identification number is 14-32-226-051-0000.

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

The maturity date of the loan is hereby extended to April 19, 2016. All other terms and conditions of the loan 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 JANUARY 19, 2016.

GRANTOR:

ARMITAGE FREMONT, LLC

By: 

David Dushey, Manager/Member of Armitage Fremont, LLC

LENDER:

LAKESIDE BANK

X 
Authorized Signer

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MODIFICATION OF MORTGAGE (Continued)


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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF NEW YORK)
) SS
 COUNTY OF NEW YORK)

On this 30th day of MARCH, 2016 before me, the undersigned Notary Public, personally appeared **David Dushey, Manager/Member of Armitage Fremont, 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  Residing at _____

Notary Public in and for the State of _____

My commission expires _____

<p>MICHAEL I. TOUSSIE CPA/PFS Notary Public, State of New York No. 31-4742215 Qualified in New York County Commission Expires July 31, 20<u>17</u></p>

NOTARY PUBLIC 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 31st day of March, 2016 before me, the undersigned Notary Public, personally appeared Jo Ann Wong and known to me to be the S-U.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

