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RECORDATION REQUESTED BY:

BBCN Bank
MW Commercial Lending
5005 Newport Dr.
Rolling Meadows, IL 60008

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Doc#: 1609519011 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/04/2016 08:59 AM Pg: 1 of 6

WHEN RECORDED MAIL TO:

BBCN Bank (Attn: Loan
Servicing Dept.)
3731 WILSHIRE BLVD., STE.
420
LOS ANGELES, CA 90010

SEND TAX NOTICES TO:

BBCN Bank
MW Commercial Lending
5005 Newport Dr.
Rolling Meadows, IL 60008

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

Loan Operations Dept.
BBCN Bank - Illinois
5005 Newport Dr.
Rolling Meadows, IL 60008

1401-608831869 VAE

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated March 25, 2016, is made and executed between CHICAGO FOOD PROPERTY, LLC, SERIES TRIPP (referred to below as "Grantor") and BBCN Bank, whose address is 5005 Newport Dr., Rolling Meadows, IL 60008 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated December 28, 2010 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

as Instrument No. 1100444059 recorded on January 04, 2011.

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

See EXHIBIT "A", which is attached to this Modification and made a part of this Modification as if fully set forth herein.

The Real Property or its address is commonly known as 5825 NORTH TRIPP AVE., CHICAGO, IL 60646. The Real Property tax identification number is 13-03-405-040-0000, 13-03-405-045-0000, 13-03-405-058-0000.

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

For good and valuable consideration, Grantor declares that said Mortgage shall continue to be security for the payment of the indebtedness of KI PYO HONG AND SUNG YE HONG to Lender (BBCN Bank f.k.a. Center Bank) evidenced by a Promissory Note dated December 28, 2010 in the original principal amount of \$2,930,000.00 ("Note").

The Note is modified by a Change in Terms Agreement dated March 25, 2016, to change the maturity date, to change the interest rate, and to change Borrower of the subject Note, and to acknowledge transfer of title for the subject property.

CCRD REVIEWER

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 5163776

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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 MARCH 25, 2016.

GRANTOR:

CHICAGO FOOD PROPERTY, LLC, SERIES TRIPP, AN ILLINOIS LIMITED LIABILITY COMPANY

By: _____

KI PYO HONG, Managing Member of CHICAGO FOOD PROPERTY, LLC, SERIES TRIPP, AN ILLINOIS LIMITED LIABILITY COMPANY

By: _____

SUNG YE HONG, Managing Member of CHICAGO FOOD PROPERTY, LLC, SERIES TRIPP, AN ILLINOIS LIMITED LIABILITY COMPANY

LENDER:

BBCN BANK

X _____

Authorized Signer

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MODIFICATION OF MORTGAGE (Continued)

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

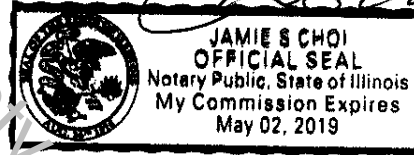
STATE OF IL)
) SS
 COUNTY OF Cook)

On this 29th day of March, 2016 before me, the undersigned Notary Public, personally appeared **KI PYO HONG, Managing Member of CHICAGO FOOD PROPERTY, LLC, SERIES TRIPP, AN ILLINOIS LIMITED LIABILITY COMPANY** and **SUNG YE HONG, Managing Member of CHICAGO FOOD PROPERTY, LLC, SERIES TRIPP, AN ILLINOIS LIMITED LIABILITY COMPANY**, and known to me to be members or designated agents 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 they are authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

By Jamie Choi Residing at Des Plaines

Notary Public in and for the State of IL

My commission expires 5/2/19



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 20th day of March, 2016 before me, the undersigned Notary Public, personally appeared Jay Kony and known to me to be the VP & Loan Officer, authorized agent for **BBCN Bank** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **BBCN Bank**, duly authorized by **BBCN 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 **BBCN Bank**.

By Jamie Choi Residing at Des Plaines
 Notary Public in and for the State of IL
 My commission expires 5/2/19



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EXHIBIT "A"

Legal Description

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PARCEL 1:

A PARCEL OF LAND CONSISTING OF A PART OF EACH OF LOTS 8 AND 9 IN COOK'S SUBDIVISION OF THAT PART OF THE EAST 1/2 OF FRACTIONAL SECTION 3, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF THE INDIAN BOUNDARY LINE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE SOUTH 1323.888 FEET WITH THE WEST LINE OF THE EAST 1172.81 FEET OF SAID EAST 1/4 OF FRACTIONAL SECTION 3, SAID POINT OF INTERSECTION BEING A POINT ON THE EAST LINE OF SAID LOT 8 AND RUNNING THENCE NORTH ALONG THE EAST LINE OF SAID LOT 8 BEING ALSO THE WEST LINE OF THE EAST 1172.81 FEET OF SAID EAST 1/2 A DISTANCE OF 166.652 FEET TO THE WEST CORNER COMMON TO LOTS 3 AND 4 OF SAID COOKS SUBDIVISION; THENCE WEST ALONG A WESTWARD EXTENSION OF THE LINE BETWEEN SAID LOTS 3 AND 4 BEING ALSO THE NORTH LINE OF LANDS CONVEYED BY DOCUMENT 17158314, A DISTANCE OF 134.49 FEET; THENCE CONTINUING SOUTHWESTWARDLY ALONG THE NORTHERLY LINE OF LAND SO CONVEYED BEING THE ARC OF A CIRCLE CONVEX NORTH WESTERLY AND HAVING A RADIUS OF 345.88 FEET, A DISTANCE OF 219.60 FEET TO ITS INTERSECTION WITH THE WEST LINE OF THE EAST 1512.81 FEET OF SAID EAST 1/2 OF FRACTIONAL SECTION 3; THENCE SOUTH ALONG THE WEST LINE OF THE EAST 1512.81 FEET A DISTANCE OF 99.25 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF THE SOUTH 1323.888 FEET OF SAID EAST 1/2 OF SAID FRACTION SECTION 3; THENCE EAST ALONG SAID NORTH LINE OF THE SOUTH 1323.888 FEET A DISTANCE OF 340 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE WEST 415.00 FEET OF THE NORTH 3 ACRES OF LOT 4 IN COOK'S SUBDIVISION IN THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 3:

A NON-EXCLUSIVE, PERPETUAL EASEMENT AS CREATED BY DEED FROM J. EMIL ANDERSON AND SON, INCORPORATED AN ILLINOIS CORPORATION TO 4126 VICTORIA BUILDING CORPORATION, A CORPORATION OF ILLINOIS BY DEED DATED APRIL 5, 1963 AND RECORDED SEPTEMBER 27, 1968 AS DOCUMENT NUMBER 18926153 FOR INGRESS AND EGRESS AND FOR USE AS A PRIVATE ROADWAY FOR THE BENEFIT OF AND APPURTENANT TO PARCEL 1 AFORESAID; ON, OVER AND ACROSS 2 STRIPS OF LAND WHICH ARE A PART OF LOTS 5, 6, 8 AND 9 IN COOKS SUBDIVISION OF THAT PART OF THE EAST 1/2 OF FRACTIONAL SECTION 3, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF

UNOFFICIAL COPY**EXHIBIT "A"**Legal Description
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THE INDIAN BOUNDARY LINE, WHICH 2 STRIPS ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE WEST LINE OF THE EAST 33 FEET OF SAID EAST 1/2 OF FRACTIONAL SECTION 3 WITH THE NORTH LINE OF THE SOUTH 744.27 FEET OF SAID EAST 1/2; AND RUNNING THENCE WEST ALONG SAID NORTH LINE OF THE SOUTH 744.27 FEET A DISTANCE OF 1,139.81 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID EAST 1/2 A DISTANCE OF 3.50 FEET TO THE NORTH LINE OF THE SOUTH 740.77 FEET OF SAID EAST 1/2; THENCE WEST ALONG SAID NORTH LINE OF THE SOUTH 740.77 FEET A DISTANCE OF 340 FEET TO ITS INTERSECTION WITH THE WEST LINE OF THE EAST 1,512.81 FEET OF SAID EAST 1/2 THENCE NORTH ALONG SAID WEST LINE OF THE EAST 1,512.81 FEET A DISTANCE OF 50 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF THE SOUTH 790.77 FEET OF SAID EAST 1/2; THENCE EAST ALONG THE SAID NORTH LINE OF THE SOUTH 790.77 FEET A DISTANCE OF 444.56 FEET TO A POINT 104.56 FEET MORE OR LESS EAST FROM ITS INTERSECTION WITH THE LINE BETWEEN LOTS 5 AND 8; THENCE SOUTH PARALLEL WITH SAID EAST LINE OF THE EAST 1/2 A DISTANCE OF 8.50 FEET TO THE NORTH LINE OF THE SOUTH 782.27 FEET OF SAID EAST 1/2; THENCE EAST ALONG SAID NORTH LINE OF THE SOUTH 782.27 FEET A DISTANCE OF 1,035.25 FEET TO ITS INTERSECTION WITH SAID WEST LINE OF THE EAST 33 FEET OF SAID EAST 1/2 AND THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 33 FEET A DISTANCE OF 38 FEET TO POINT OF BEGINNING.

ALSO

THE WEST 50 FEET OF THE EAST 1,562.81 FEET EXCEPT THE SOUTH 33 FEET THEREOF OF THAT PART OF THE SAID EAST 1/2 OF FRACTIONAL SECTION 3 WHICH LIES SOUTHERLY OF THE NORTHERLY LINE OF THE LAND CONVEYED BY DEED RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, AS DOCUMENT 17158314 SAID NORTHERLY LINE BEING THE ARC OF A CIRCLE CONVEX TO THE NORTH WEST AND HAVING A RADIUS OF 345.88 FEET AND INTERSECTING THE EAST LINE OF SAID WEST 50 FEET AT A POINT 1423.14 FEET MORE OR LESS NORTH AND THE WEST LINE OF SAID WEST 50 FEET AT A POINT 1,378.45 FEET MORE OR LESS NORTH FROM THE SOUTH LINE OF SAID FRACTIONAL SECTION 3, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 5825 N. TRIPP AVE., CHICAGO IL 60646

PERMANENT INDEX NUMBER(S): 13-03-405-040-0000, 13-03-405-045-0000 &
13-03-405-058-0000