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



1614544073

Doc#: 1614544073 Fee: \$52.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/24/2016 04:24 PM Pg: 1 of 8

SEND TAX NOTICES TO:
LAKESIDE BANK
UIC/NEAR WEST
1055 W ROOSEVELT RD
CHICAGO, IL 60608

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:
Techie L. Vargas
LAKESIDE BANK
1055 WEST ROOSEVELT ROAD
CHICAGO, IL 60608

MODIFICATION OF MORTGAGE



000000000010902891074003012016######*#*#*

THIS MODIFICATION OF MORTGAGE dated March 1, 2016, is made and executed between 15th Street Blue Island LLC, whose address is 5750 North Virginia Avenue, Chicago, IL 60659-3710 (referred to below as "Grantor") and LAKESIDE BANK, whose address is 1350 S. Michigan, CHICAGO, IL 60605 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated December 29, 2010 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded January 04, 2011 as document number 1100455100.

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

PARCEL 1: A PARCEL OF LAND COMPRISED OF A PART OF BLOCK 9 IN WILLIAM SAMPSON'S SUBDIVISION OF BLOCKS 7, 9, 10, 15 AND 16 IN SAMPSON AND GREENE'S-ADDITION TO CHICAGO, A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT 5 ACRES IN THE NORTHWEST CORNER OF THE EAST 1/2 OF SAID TRACT), IN COOK COUNTY, ILLINOIS, SAID PARCEL BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF WEST 15TH STREET WITH THE SOUTHEASTERLY LINE OF SOUTH BLUE ISLAND AVENUE, SAID INTERSECTION BEING ALSO THE SOUTHWESTERLY CORNER OF LOT 70 IN SAID BLOCK 9 OF WILLIAM SAMPSON'S SUBDIVISION;

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THENCE NORTHEASTWARDLY ALONG THE SOUTHEASTERLY LINE OF SOUTH BLUE ISLAND AVENUE, A DISTANCE OF 142.45 FEET TO AN INTERSECTION WITH A LINE WHICH IS 118.46 FEET NORTH OF AND PARALLEL WITH SAID NORTH LINE OF WEST 15TH STREET; THENCE EAST ALONG THE LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 153.55 FEET TO THE CENTER LINE OF THE VACATED ALLEY, 16.00 FEET WIDE; THENCE SOUTHWESTWARDLY ALONG SAID CENTER LINE OF THE VACATED ALLEY, A DISTANCE OF 142.45 FEET TO AN INTERSECTION WITH SAID NORTH LINE OF W. 15TH STREET; THENCE WEST ALONG SAID NORTH LINE, A DISTANCE OF 153.55 FEET TO THE POINT OF BEGINNING.

PARCEL 2: PARCEL OF LAND COMPRISED OF A PART OF LOT 1 AND ALL OF LOTS 2, 3, 4 AND 5 IN ROBERT H. WALKER'S SUBDIVISION OF LOTS 71, 72, 73 AND 74 IN BLOCK 9 OF SAMPSON AND GREENE'S ADDITION TO CHICAGO, A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT 5 ACRES IN THE NORTHWEST CORNER OF THE EAST 1/2 OF SAID TRACT), IN COOK COUNTY, ILLINOIS, TOGETHER WITH THE SOUTHEASTERLY HALF OF THAT PORTION OF THE VACATED ALLEY, 16.00 FEET WIDE, LYING NORTHWESTERLY OF AND ADJOINING SAID LOTS 1 THROUGH 5, SAID PARCEL BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF WEST 15TH STREET WITH THE WEST LINE OF SOUTH RACINE AVENUE, SAID POINT OF INTERSECTION BEING ALSO THE SOUTHEAST CORNER OF LOT 5 IN SAID ROBERT H. WALKER'S SUBDIVISION; THENCE NORTH ALONG THE WEST LINE OF SOUTH RACINE AVENUE, A DISTANCE OF 118.46 FEET; THENCE WEST ALONG A LINE PARALLEL WITH SAID NORTH LINE OF WEST 15TH STREET, A DISTANCE OF 60.14 FEET TO THE CENTER LINE OF SAID VACATED ALLEY; THENCE SOUTHWESTERLY ALONG SAID CENTER LINE A DISTANCE OF 142.45 FEET TO AN INTERSECTION WITH SAID NORTH LINE OF W. 15TH STREET; THENCE EAST ALONG SAID NORTH LINE, A DISTANCE OF 139.25 FEET TO THE POINT OF BEGINNING.

PARCEL 3: NON EXCLUSIVE TEMPORARY EASEMENT CONSTRUCTION EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED BY THE TEMPORARY EASEMENT AGREEMENT DATED NOVEMBER 8, 2007 BY AND BETWEEN TCF NATIONAL BANK (GRANTOR), AND 15TH STREET BLUE ISLAND LLC, (GRANTEE), RECORDED NOVEMBER 9, 2007 AS DOCUMENT 0731360042 FOR THE PURPOSE OF ENTRY ONTO GRANTOR'S PARCEL BY GRANTEE, ITS EMPLOYEES, AGENTS AND CONTRACTORS IN ORDER TO UTILIZE GRANTOR'S PARCEL AS A CONSTRUCTION STAGING AREA, TO STORE CONSTRUCTION MATERIALS, ACCESS THE GRANTEE'S PARCEL WITH CONSTRUCTION VEHICLES, LOCATE CRANES AND TRAILERS, AND PARK VEHICLES, OVER THE FOLLOW DESCRIBED LAND: A PARCEL OF LAND COMPRISED OF A PART OF BLOCK 9 AND WILLIAM SAMPSON'S SUBDIVISION OF BLOCKS 7, 9, 10, 15 AND 16 IN SAMPSON AND GREENE'S ADDITION TO CHICAGO, A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT 5 ACRES IN THE NORTHWEST CORNER OF THE EAST HALF OF SAID TRACT), IN COOK COUNTY, ILLINOIS, SAID PARCEL BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF S. RACINE AVENUE WHICH IS 118.46 FEET NORTH OF THE INTERSECTION OF SAID WEST LINE WITH THE NORTH LINE OF W. 15TH STREET; THENCE WEST ALONG A LINE WHICH IS 118.46 FEET NORTH OF AND PARALLEL WITH SAID NORTH LINE OF W. 15TH STREET, A DISTANCE OF 213.69 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY LINE OF S. BLUE ISLAND AVENUE; THENCE NORTHEASTWARDLY ALONG SAID SOUTHEASTERLY LINE OF S. BLUE ISLAND AVENUE, A DISTANCE OF 175.84 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF W. 14TH PLACE; THENCE EAST ALONG THE SOUTH LINE OF W. 14TH PLACE A DISTANCE OF 116.05 FEET TO SAID WEST LINE OF S. RACINE AVENUE; THENCE SOUTH ALONG SAID WEST LINE, A DISTANCE OF 146.23 FEET TO THE POINT OF BEGINNING.

PARCEL 4: AGREEMENTS, COVENANTS, RESTRICTIONS, BENEFITS, OBLIGATIONS AND OTHER PROVISIONS SET FORTH IN THE AGREEMENT OF COVENANTS AND RESTRICTIONS DATED NOVEMBER 8, 2007 BY AND AMONG 15TH STREET BLUE ISLAND LLC, (BENEFITED PROPERTY) AND TCF NATIONAL BANK, LLC (BURDENED PROPERTY), RECORDED NOVEMBER 9, 2007 AS DOCUMENT 0731360043, FOR THE PURPOSE OF RESTRICTING ANY BUILDING LOCATED ON OR TO BE LOCATED ON THE BURDENED PROPERTY THAT IT SHALL HAVE A HEIGHT NOT TO EXCEED 36 FEET, ON THE FOLLOWING DESCRIBED

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LAND: THE PARCEL OF LAND COMPRISED OF A PART OF BLOCK 9 IN WILLIAM SAMPSON'S SUBDIVISION OF BLOCKS 7, 9, 10, 15 AND 16 AND SAMPSON AND GREENE'S ADDITION TO CHICAGO, A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT 5 ACRES IN THE NORTHWEST CORNER OF THE EAST 1/2 OF SAID TRACT), IN COOK COUNTY, ILLINOIS, SAID PARCEL BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF S. RACINE AVENUE WHICH IS 118.46 FEET NORTH OF THE INTERSECTION OF SAID WEST LINE WITH THE NORTH LINE OF W. 15TH STREET; THENCE WEST ALONG THE LINE WHICH IS 118.46 FEET NORTH OF AND PARALLEL WITH SAID NORTH LINE OF W. 15TH STREET, A DISTANCE 213.69 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY LINE OF S. BLUE ISLAND AVENUE; THENCE NORTHEASTWARDLY ALONG SAID SOUTHEASTERLY LINE OF S. BLUE ISLAND AVENUE, A DISTANCE OF 175.84 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF W. 14TH PLACE; THENCE EAST ALONG THE SOUTH LINE OF W. 14TH PLACE, A DISTANCE OF 116.05 FEET TO SAID WEST LINE OF S. RACINE AVENUE; THENCE SOUTH ALONG SAID WEST LINE, A DISTANCE OF 146.23 FEET TO THE POINT OF BEGINNING.

The Real Property or its address is commonly known as Northeast Corner of 15th Street and Blue Island, Chicago, IL 60608. The Real Property tax identification number is 17-20-125-004-0000, 17-20-125-005-0000, 17-20-125-006-0000, 17-20-125-007-0000, 17-20-125-008-0000, 17-20-125-009-0000, 17-20-125-010-0000 and 17-20-125-011-0000.

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

The maturity date of the loan is hereby extended to March 1, 2017. 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.

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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 1, 2016.

GRANTOR:

15TH STREET BLUE ISLAND LLC

KARGIL BLUE ISLAND LLC, Manager of 15th Street Blue Island LLC

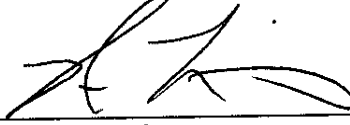
By: 
Jerry Karlik, Managing Member of Kargil Blue Island LLC

THE KEITH GILES REVOCABLE TRUST DATED FEBRUARY 15, 2002,
Managing Member of Kargil Blue Island LLC

By: _____
Keith M. Giles, Trustee of The Keith Giles Revocable Trust
dated February 15, 2002

LENDER:

LAKESIDE BANK

X 
Authorized Signer

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 10902891

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 1, 2016.

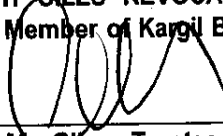
GRANTOR:

15TH STREET BLUE ISLAND LLC

KARGIL BLUE ISLAND LLC, Manager of 15th Street Blue Island LLC

By: _____
Jerry Karlik, Managing Member of Kargil Blue Island LLC

THE KEITH GILES REVOCABLE TRUST DATED FEBRUARY 15, 2002,
Managing Member of Kargil Blue Island LLC

By:  _____
Keith M. Giles, Trustee of The Keith Giles Revocable Trust
dated February 15, 2002

LENDER:

LAKESIDE BANK

X _____
Authorized Signer

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF New York)
)
) SS
 COUNTY OF Nassau)

On this 29th day of April, 2016 before me, the undersigned Notary Public, personally appeared **Jerry Karlik, Managing Member of Kargil Blue Island LLC, Manager of 15th Street Blue Island 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 Kelley R. Chaffee Residing at Nassau County

Notary Public in and for the State of New York

My commission expires July 20, 2019

KELLEY R. CHAFFEE
 Notary Public, State of New York
 No. 01CH6328026
 Qualified in Nassau County
 Commission Expires July 20, 2019

Nassau County Clerk's Office

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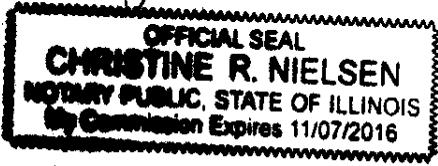
LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois)
)
 COUNTY OF Cook) SS
)

On this 20~~th~~ day of May, 2016 before me, the undersigned Notary Public, personally appeared **Keith M. Giles, Trustee of The Keith Giles Revocable Trust dated February 15, 2002, Managing Member of Kargil Blue Island LLC, Manager of 15th Street Blue Island 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 Chicago, IL
 Notary Public in and for the State of Illinois

My commission expires 11/07/2016



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LENDER ACKNOWLEDGMENT

STATE OF ILLINOIS)
)
) SS
 COUNTY OF COOK)

On this 29 day of April, 2016 before me, the undersigned Notary Public, personally appeared NICHOLAS LESNIAK and known to me to be the VP, 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 Natasha Fernandez Residing at Chicago IL

Notary Public in and for the State of COOK

My commission expires 7-1-19

