

# UNOFFICIAL COPY

**RECORDATION REQUESTED BY:**

BLUELEAF LENDING, LLC  
112 SOUTH SANGAMON  
STREET SECOND FLOOR  
CHICAGO, IL 60607



Doc#: 1614629021 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/25/2016 10:50 AM Pg: 1 of 6

Prepared By *[Signature]*

**WHEN RECORDED MAIL TO:**

BLUELEAF LENDING, LLC  
112 SOUTH SANGAMON  
STREET SECOND FLOOR  
CHICAGO, IL 60607  
Old Republic Title  
9601 Southwest Highway  
Oak Lawn, IL 60453

**FOR RECORDER'S USE ONLY**

*DET 166472  
3110*

This Modification of Mortgage prepared by:

## MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated May 18, 2016, is made and executed between CARLSON DEVELOPMENTS, LLC, A SERIES ILLINOIS LIMITED LIABILITY COMPANY-SILVER, LLC, SERIES 14, A SERIES OF AN ILLINOIS LIMITED LIABILITY COMPANY, an Illinois Limited Liability Company, whose address is 4045 NORTH GREENVIEW AVENUE, CHICAGO, IL 60613 (referred to below as "Grantor") and BLUELEAF LENDING, LLC, whose address is 112 SOUTH SANGAMON STREET SECOND FLOOR, CHICAGO, IL 60607 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated August 7, 2013 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

Lender and Grantor have entered into a Mortgage dated August 7, 2013 and Recorded July 3, 2014 as Document 1418457070.

**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 3214 NORTH RACINE AVENUE, CHICAGO, IL 60657. The Real Property tax identification number is 14-20-331-020-0000.

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

The Lender is modifying the definition of Note and definition of Borrower in original mortgage.

**Note.** The word "Note" means Original Note #500330, dated May 18, 2016, in the original principal amount of \$538,687.00, from Borrower to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement; Original Note #500311, dated February 17, 2015, in the original principal amount of \$779,400.00, from Borrower to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement; Original Note #500306, dated

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## MODIFICATION OF MORTGAGE

Loan No: 500277

(Continued)

Page 2

March 3, 2015, in the original principal amount of \$429,000.00, from Borrower to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement; Original Note #500255, dated February 28, 2013, in the original principal amount of \$400,000.00, from Borrower to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement; Original Note #500256, dated February 28, 2013, in the original principal amount of \$550,000.00, from Borrower to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement; Original Note #500257, dated February 28, 2013, in the original principal amount of \$450,000.00, from Borrower to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement; Original Note #500262, dated March 21, 2013 in the original principal amount of \$297,000.00, from Borrower to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement; Original Note #500277, dated August 7, 2013 in the original principal amount of \$600,000.00, from Borrower to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement; and Original Note #500298, dated October 23, 2014 in the original principal amount of \$720,000.00, from Borrower to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement.

**Borrower.** The word "Borrower" means CARLSON DEVELOPMENTS, LLC, A SERIES ILLINOIS LIMITED LIABILITY COMPANY; CARLSON DEVELOPMENTS, LLC, A SERIES ILLINOIS LIMITED LIABILITY COMPANY-SILVER, LLC, SERIES 14; CARLSON DEVELOPMENTS, LLC, A SERIES ILLINOIS LIMITED LIABILITY COMPANY-3446 NORTH DAMEN, LLC, SERIES 4; CARLSON DEVELOPMENTS, LLC, A SERIES ILLINOIS LIMITED LIABILITY COMPANY-3703 N. RACINE, LLC, SERIES 10; CARLSON DEVELOPMENTS, LLC, A SERIES ILLINOIS LIMITED LIABILITY COMPANY - GOLD, LLC, SERIES 13; CARLSON DEVELOPMENTS, LLC, A SERIES ILLINOIS LIMITED LIABILITY COMPANY- COPPER, LLC, SERIES 15; CARLSON DEVELOPMENTS, LLC, A SERIES ILLINOIS LIMITED LIABILITY COMPANY - NICKEL, LLC, SERIES 16; CARLSON DEVELOPMENTS, LLC, A SERIES ILLINOIS LIMITED LIABILITY COMPANY - IRON LLC, SERIES 17; and CARLSON DEVELOPMENTS, LLC A SERIES ILLINOIS LIMITED LIABILITY COMPANY- LEAD, LLC, SERIES 18.

**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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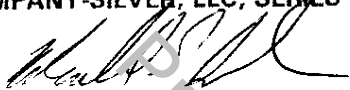
## MODIFICATION OF MORTGAGE (Continued)

Loan No: 500277

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED MAY 18, 2016.

GRANTOR:

CARLSON DEVELOPMENTS, LLC, A SERIES ILLINOIS LIMITED LIABILITY COMPANY-SILVER, LLC, SERIES 14

By: 

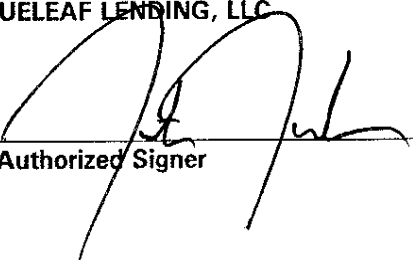
MICHAEL E CARLSON, Manager of CARLSON DEVELOPMENTS, LLC, A SERIES ILLINOIS LIMITED LIABILITY COMPANY-SILVER, LLC, SERIES 14

By: 

CYNTHIA M PAPIERNIK, Manager of CARLSON DEVELOPMENTS, LLC, A SERIES ILLINOIS LIMITED LIABILITY COMPANY-SILVER, LLC, SERIES 14

LENDER:

BLUELEAF LENDING, LLC

X   
Authorized Signer

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## MODIFICATION OF MORTGAGE

Loan No: 500277

(Continued)

Page 4

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

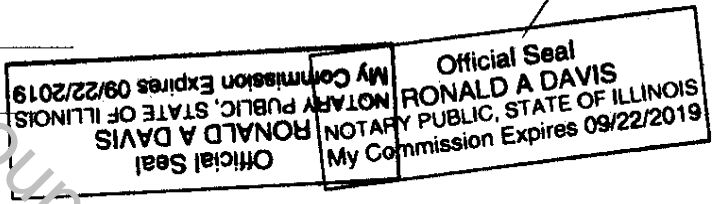
STATE OF Illinois )  
 ) SS  
 COUNTY OF Cook )

On this 18th day of May, 2016 before me, the undersigned Notary Public, personally appeared **MICHAEL E CARLSON**, Manager of **CARLSON DEVELOPMENTS, LLC, A SERIES ILLINOIS LIMITED LIABILITY COMPANY-SILVER, LLC, SERIES 14** and **CYNTHIA M PAPIERNIK**, Manager of **CARLSON DEVELOPMENTS, LLC, A SERIES ILLINOIS LIMITED LIABILITY COMPANY-SILVER, LLC, SERIES 14**, 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 Ronald A Davis Residing at Cook County

Notary Public in and for the State of Illinois

My commission expires 9-22-2019



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## MODIFICATION OF MORTGAGE (Continued)

Loan No: 500277

Page 5

### LENDER ACKNOWLEDGMENT

STATE OF IL )  
 ) SS  
 COUNTY OF Winnebago )

On this 17th day of May, 2016 before me, the undersigned Notary Public, personally appeared Justin London and known to me to be the VP, authorized agent for **BLUELEAF LENDING, LLC** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **BLUELEAF LENDING, LLC**, duly authorized by **BLUELEAF LENDING, LLC** 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 **BLUELEAF LENDING, LLC**.

By Heidi Olson Residing at Winnebago County

Notary Public in and for the State of IL

My commission expires 4/28/19



COOK COUNTY Clerk's Office

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EXHIBIT "A"

## LEGAL DESCRIPTION

Policy Number: 27307-91289982

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

LOT 62 IN JOHN P. ALTGELD'S SUBDIVISION OF THAT PART LYING EAST OF THE EASTERLY LINE OF RIGHT OF WAY OF THE CHICAGO AND EVANSTON RAILROAD OF THE EAST 1/2 OF SOUTH QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FOR INFORMATIONAL PURPOSES ONLY:

Common Address: 3214 North Racine Avenue, Chicago, IL 60657  
PIN # 14-20-331-020-000J

Property of Cook County Clerk's Office