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RECORDATION REQUESTED BY:
FIRST MIDWEST BANK
ARLINGTON HEIGHTS
ONE PIERCE PLACE
SUITE 1500
ITASCA, IL 60143

Doc#: 1618710079 Fee: \$44.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 07/05/2016 12:58 PM Pg: 1 of 4

WHEN RECORDED MAIL TO:
First Midwest Bank
Gurnee Branch
P.O. Box 9003
Gurnee, IL 60031-2502

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:
FIRST MIDWEST BANK
300 NORTH HUNT CLUB ROAD
GURNEE, IL 60031

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated June 15, 2016, is made and executed between TBS HOYNE, L.L.C., an Illinois Limited Liability Company, whose address is 3754 NORTH SOUTHPORT AVENUE, CHICAGO, IL 606133719 (referred to below as "Grantor") and FIRST MIDWEST BANK, whose address is ONE PIERCE PLACE, SUITE 1500, ITASCA, IL 60143 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated July 30, 2013 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

Recorded July 31, 2013 as Document No. 1321222002, in Cook County, Illinois

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

LOTS 76 AND 77 AND THE WEST 15 FEET OF LOT 78 IN THE SUBDIVISION OF LOT 2 IN GEORGE SELLER'S SUBDIVISION OF THE SOUTH EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

The Real Property or its address is commonly known as 3701-11 NORTH HOYNE AVENUE, CHICAGO, IL 606184970. The Real Property tax identification number is 14-19-123-019-0000.

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

(i) To delete the definition of Note in its entirety and insert in lieu thereof the following: "Note. The word "Note" means the promissory note dated June 15, 2016 in the original principal amount of \$1,700,000.00 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."

(ii) To delete "\$3,600,000.00" from the paragraph entitled "Maximum Lien" and insert in lieu thereof the following "\$5,100,000.00".

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 the

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 67782

Page 2

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 JUNE 15, 2016.

GRANTOR:

TBS HOYNE, L.L.C.



TBS PROPERTIES L.L.C., Member of TBS HOYNE, L.L.C.

By:



TED B. SILVERSTEIN, Member of TBS PROPERTIES L.L.C.

LENDER:

FIRST MIDWEST BANK

x 

Authorized Signer

Property of Cook County Clerk's Office

2016 JUN 15 10:02 AM

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 67782

Page 3

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF ILLINOIS)
)
) SS
 COUNTY OF COOK)

On this 10th day of JUNE, 2016 before me, the undersigned Notary Public, personally appeared **TED B. SILVERSTEIN, Member of TBS PROPERTIES L.L.C., Member of TBS HOYNE, L.L.C.**, 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 *Anna Mercurio* Residing at COOK

Notary Public in and for the State of ILLINOIS

My commission expires 05/12/2018



PROPERTIES L.L.C. County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 67782

Page 4

LENDER ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

On this 10th day of JUNE, 2016 before me, the undersigned Notary Public, personally appeared THOMAS SCHREDER and known to me to be the VICE PRESIDENT, authorized agent for FIRST MIDWEST BANK that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of FIRST MIDWEST BANK, duly authorized by FIRST MIDWEST 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 MIDWEST BANK.

By *Anna Mercurio* Residing at COOK

Notary Public in and for the State of ILLINOIS

My commission expires 05/12/2018



Cook County Clerk's Office