

# UNOFFICIAL COPY

**TCF NATIONAL BANK**  
**FIRST AMENDMENT**  
**TO Commercial MORTGAGE,**  
**Assignment of Rents, Security**  
**Agreement And Financing Statement**



PREPARED BY AND AFTER RECORDING MAIL TO:

TCF NATIONAL BANK  
800 Burr Ridge Parkway  
Burr Ridge, Illinois 60527  
Attn: Commercial Lending Department

Doc#: 1620244006 Fee: \$46.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/20/2016 10:01 AM Pg: 1 of 4

This space reserved for Recorder's use only.

This First Amendment to Commercial Mortgage, Assignment of Rents, Security Agreement and Financing Statement ("First Amendment") is dated as of May 6, 2016 to effective as of April 25, 2016, and is made between John F. Ward, whose address is 15700 S. Emerald Avenue, Harvey, IL 60426 ("Mortgagor") and TCF National Bank, a national banking association ("Mortgagee"), with an office located at 800 Burr Ridge Parkway, Burr Ridge, Illinois 60527.

**UNDERSTANDINGS**

1. The Mortgagor executed a Mortgage in favor of the Mortgagee dated as of April 25, 2011 and recorded May 6, 2011, as document number 1112619066 in the office of the County Recorder in and for Cook County, Illinois ("Mortgage") encumbering the real estate described on Exhibit A, attached hereto and made a part hereof.
2. The Mortgage secures the indebtedness, obligations and liabilities of Mortgagor pursuant to a promissory note in the original principal amount of \$350,000.00, payable to Mortgagee and executed jointly and severally by Mortgagor ("Note").
3. The principal balance of the Note is due and payable on April 25, 2016. As of the date hereof, the outstanding principal balance due is \$262,675.37
4. Mortgagor wishes to amend the terms of the Note and the Mortgage, and Mortgagee is willing to do so.

**NOW, THEREFORE**, in consideration of the Understandings as set forth above and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Mortgagor and the Mortgagee agree as follows:

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5. That sub-paragraph (ii) under Section 2(d) captioned as "Default" on page four (4) of the Mortgage is hereby deleted in its entirety and the following is substituted in its place:

(ii) Mortgagor or a Guarantor (defined hereunder) fails or neglects to make any timely payment of any amount due under or to comply with or to perform in accordance with any non-monetary representation, warranty, covenant, condition or other provision contained under any other note, instrument, document or agreement which, after notice or the lapse of any applicable grace or cure period, shall cause or permit the holder thereof to cause the obligations of Mortgagor or any Guarantor to become due prior to maturity;

6. That the Maturity Date (as such term is defined in the Note and Mortgage) shall be changed from April 25, 2016 to July 25, 2016. All references in the Note and Mortgage to the phrase "April 25, 2016" are hereby deleted in their entirety and replaced with the phrase "July 25, 2016", and the phrase "Maturity Date" shall be amended to be defined as July 25, 2016.

7. In all other respects, unless specifically modified hereby, the Mortgage shall remain unchanged and in full force and effect.

SIGNED AND DELIVERED IN Burr Ridge, Illinois by the parties hereto as of the day and year written above.

**MORTGAGOR:**

John F. Ward  
John F. Ward

**MORTGAGEE:**

TCF NATIONAL BANK

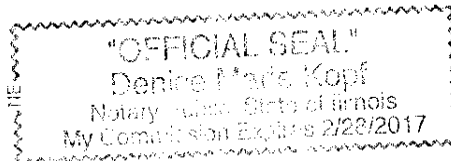
By: Richard J. Fabian  
Its: Vice President

STATE OF Illinois )  
COUNTY OF Cook ) ss.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that John F. Ward, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged to me that he signed and delivered said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 24<sup>th</sup> day of May, 2016.

Denise Marie Kopf  
NOTARY PUBLIC



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STATE OF ILLINOIS )  
 )ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Richard J. Fabian, as Vice President of TCF National Bank, a national banking association subscribed to the foregoing instrument, appeared before me this day in person and acknowledged to me that he being duly authorized, signed and delivered said instrument as his free and voluntary act and as the free and voluntary act of said association, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 29th day of May, 2016.

Kim Zajac  
Notary Public

My Commission Expires: 3/21/19



Property of Cook County Clerk's Office

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## EXHIBIT A

To

FIRST AMENDMENT TO MORTGAGE

DATED AS OF MAY 16, 2016 TO BE EFFECTIVE AS OF APRIL 25, 2016 BETWEEN  
JOHN F. WARD, INDIVIDUALLY

AND

**TCF NATIONAL BANK**

### **LEGAL DESCRIPTION**

PARCEL 1:

LOTS 25, 26 AND 27 IN BLOCK 3 IN HEGEWISCH SUBDIVISION OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ AND THE WEST 165.88 FEET OF THE NORTH 1152.3 FEET OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

LOTS 1 AND 2 IN BLOCK 5 IN HEGEWISCH SUBDIVISION OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ AND THE WEST 165.88 FEET OF THE NORTH 1152.3 FEET OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 3:

LOTS 1, 2, 3, 45 AND 46 IN BLOCK 16 IN THE SUBDIVISION BY EUGENE CARY TRUSTEE OF THE SOUTH 14 ACRES (EXCEPT OF THE RIGHT OF WAY OF THE CHICAGO AND GRAND TRUNK RAILWAY COMPANY) OF BLOCK 1 IN PLANKENSTYN'S SUBDIVISION OF LOTS 8 AND 9 IN THE SCHOOL'S TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO OF LOTS 3, 4 AND 5 IN BLANKENSTYN'S SUBDIVISION AFORESAID, ALSO OF LOT 10 IN THE SCHOOL'S TRUSTEES' SUBDIVISION OF SECTION 16 AFORESAID, (EXCEPT THAT PART THEREOF THAT LIES IN LOT 1 OF THE RESUBDIVISION OF LOTS 10 AND 11 OF THE SAID SCHOOL'S TRUSTEE'S SUBDIVISION), ALL IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS: 13257-59 S. HOUSTON AVENUE, CHICAGO, IL 60633 (PARCEL 1)  
13300 S. HOUSTON AVENUE, CHICAGO, IL 60633 (PARCEL 2)  
15700 EMERALD AVENUE AND 15701 HALSTED, HARVEY, IL  
60426 (PARCEL 3)

P.I.N.: 26-31-216-021-0000 (PARCEL 1)

26-31-223-019-0000 AND 26-31-223-020-0000 (PARCEL 2)

29-16-307-001-0000, 29-16-307-023-0000, 29-16-307-024-0000

AND 29-16-307-025-0000 (PARCEL 3)

PREPARED BY AND AFTER RECORDING MAIL TO:

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