

# UNOFFICIAL COPY

Doc#: 1622462040 Fee: \$56.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/11/2016 09:25 AM Pg: 1 of 5

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SK 201501203-002

1971

Property of Cook County Clerk's Office

**SECOND AMENDMENT TO TRUST DEED**

Prepared By:  
Phillip I Rosenthal  
3700 W Devon #K  
Lincolnwood IL 60712

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SECOND AMENDMENT TO TRUST DEED, INSTALLMENT NOTE  
RIDER TO TRUST DEED AND RIDER TO INSTALLMENT  
NOTE MADE BY 4024 ASHLAND, LLC (MORTGAGOR)  
WITH CHICAGO TITLE LAND TRUST COMPANY (TRUSTEE)  
UNDER INSTALLMENT NOTE AND TRUST DEED DATED  
JANUARY 16, 2015 AND RECORDED AS DOCUMENT 1504904053  
AND FIRST AMENDMENT DATED OCTOBER 23, 2015

AMENDMENT TO TRUST DEED DATED JANUARY 16, 2015 AND INSTALLMENT NOTE DATED JANUARY 16, 2015 AS WELL AS RIDER TO RESPECTIVE DOCUMENTS AND RECORDED AS DOCUMENT 1504904053 and FIRST AMENDMENT DATED OCTOBER 23, 2015 AND RECORDED AS DOCUMENT 1530622018 (collectively referred to as "Loan Documents") made by 4024 ASHLAND, LLC, and as referred to as "Mortgagor" granting interest to the holder of the Loan Document as held by CHICAGO TITLE LAND TRUST COMPANY and as referred to as "TRUSTEE":

WITNESSETH:

WHEREAS, Mortgagor and Trustee have agreed to amend the Loan Document by increasing the Total Principal Sum to Two Million Five Hundred Fifty Thousand Dollars and 00/100 (\$2,550,000.00) Dollars with interest rate to remain at four (4%) percent on the Two Million Dollars (\$2,000,000.00) at \$5,666.67 monthly and on the Five Hundred Fifty Thousand Dollars (\$550,000.00) of original new funds and additional Two Hundred Thousand (\$200,000.00) Dollars at interest only of five (5%) percent monthly payment of \$2,291.67 both payments of interest only to commence on September 1, 2015 and both payments on the first day of each month thereafter with final payment of principal and then interest due to be paid in full, if not sooner paid, on January 31, 2018; and

WHEREAS, Mortgagor shall pay to the Bearer of the Loan Documents including Installment Note dated January 16, 2015, for interest due from August 8, 2016 through and including August 31, 2016, based on amended interest rate set forth above on outstanding balance on note from time to time, before and after Bearer remits the additional sum of Two Hundred Thousand Dollars and 00/100 Dollars (\$200,000.00) with payment for month to be \$630.14; and

WHEREAS, regular interest only payments based on amended principal amount on the accrual basis shall commence, September 1, 2016 at \$6,666.67 and \$2,291.67 for a total of \$8,958.34 respectively per month until loan is paid in full; and

WHEREAS, all other terms and conditions so stated in this Loan Document shall be reaffirmed and restated at the date of execution of this Amendment by Mortgagor and acknowledged by Trustee;

NOW, THEREFORE, for and in consideration of all terms and conditions stated herein and in the Loan Documents, and other good and valuable consideration the adequacy of which is hereby acknowledged, it is agreed as follows:

1. All above recitals are incorporated herein and made a part hereof.
2. This Amendment is incorporated by reference into original Loan Documents with Trust Deed recorded as document number 1504904053 and with all Loan Documents previously

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- 2. This Amendment is incorporated by reference into original Loan Documents with Trust Deed recorded as document number 1504904053 and with all Loan Documents previously executed January 15, 2015 and identified by Chicago Title Land Trust Company as document 829650.
- 3. The real estate serving as collateral is the property designated in the Trust Deed which is legally describes as follows is:

LOT 7 IN THE SUBDIVISION OF LOTS 11 AND 12 IN BELLE PLAINE, BEING A SUBDIVISION BY THE SUPERIOR COURT OF COOK COUNTY, ILLINOIS OF THE SOUTH EAST ¼ OF THE SOUTH EAST ¼ OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 18), IN COOK COUNTY, ILLINOIS.

P.I.N.: 14-18-422-024-0000

ADDRESS: 4024 N. ASHLAND AVE., CHICAGO, ILLINOIS 60625

- 4. It is agreed that all fees due from Mortgagor and any open expenses or taxes will be deducted from gross additional loan proceeds of \$200,000.00.
- 5. This Amendment is effective at its execution on August 8, 2016 and first payment under new terms will be September 1, 2016.

WITNESS THE HAND SEAL OF THE MORTGAGOR this 8 day of August, 2016.

4024 ASHLAND, LLC

BY: [Signature]  
 His Manager Who Is Duly  
 Authorized and Has Power  
 To Bind

STATE OF ILLINOIS

SS

COUNTY OF COOK

I, Phillip I Rosenthal a Notary Public in and for the residing in said County, in the state aforesaid, DO HEREBY CERTIFY THAT Eddie Zipperstein, Duly Authorized Manager of 4024 ASHLAND, LLC, who is personally known to me to be the same person (s) whose name (s) subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed and he/she/they delivered the said Instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 8 day of August, 2016

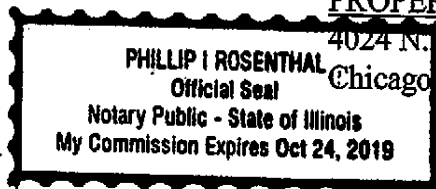
Notary Public [Signature]

MAIL TO:

Donald S. Frisch  
 One Northfield Plaza, Suite 500  
 Northfield, Illinois 60093-1216

PROPERTY:

4024 N. Ashland Ave.  
 Chicago, Illinois 60625



## UNOFFICIAL COPY

Date: August 9, 2016

To: Chicago Title Land Trust Company, as trustee under Trust Deed  
 recorded in Cook County as document no. 1509904053  
 and identified as 829650.

As holder of the note secured by the Trust Deed referred to the above, I  
 direct and authorize you to consent to attached Amendment to  
Trust Deed involving said Trust Deed.

The original Note is submitted for endorsement by Chicago Title Land  
 Trust to indicate their consent and as evidence that the undersigned is the  
 holder of said Note.

Signature: Klaus Wieske, Holder  
By: Mark Frisch, his Attorney

Print Name: KLAUS WIESKE, HOLDER & DONALD S. FRISCH, ATTY

Address: 14224 No. 12th St. PHOENIX, AZ 85072-4423

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Consented to by Chicago Title Land Trust Company, as Trustee under Trust Deed recorded as Document 1504904053  
Dated:



Carme Rodriguez  
Assistant Vice-President/Assistant Secretary

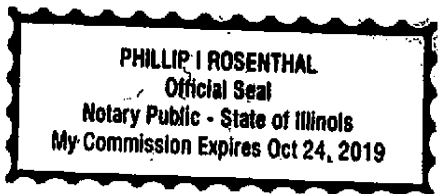
IN WITNESS WHEREOF, as Trustee as aforesaid, has caused these presents to be signed by its Assistant Vice-President/Assistant Secretary, and its corporate Seal to be hereto affixed.

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 the above named Assistant Vice President /Assistant Secretary of CHICAGO TITLE LAND TRUST COMPANY, personally known to me to be the same person whose name is subscribed to the foregoing Instrument as such Assistant Vice President/Assistant Secretary appeared before me this day in person and acknowledged that he/she signed and delivered the said Instrument as his/her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President/Assistant Secretary then and there caused the corporate seal of said Company to be affixed to said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and notarial seal this

DATE 8/1/16



[Signature]

Notary Public