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RECOFFATION REQUESTED BY: STANDARD BANK AND **€RUST COMPANY EASTERN REGION** 7725 WEST 98th STREET HICKORY HILLS, IL 60457

Doc#: 1622810056 Fee: \$44.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 08/15/2016 12:34 PM Pg: 1 of 4

WHEN RECORDED MAIL TO: STANDARD BANK AND TRUST COMPANY EASTERN RECION **7725 WEST 98th STREET** HICKORY HILLS, L 60457

**SEND TAX NOTICES TO:** STANDARD BANK AND TRUST COMPANY **EASTERN REGION** 7725 WEST 98th STREET HICKORY HILLS, IL 60457

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by: Kathleen Kosman, Loan Documentation Specialist STANDARD BANK AND TRUST COMPANY 7725 WEST 98th STREET HICKORY HILLS, IL 60457

### MODIFICATION OF MORTGACE

THIS MODIFICATION OF MORTGAGE dated June 2, 2016, is made and executar between 800 W Diversey LLC , whose address is 932 W. Grace St., Chicago, IL 60613 (referred to below as "Grantor") and STANDARD BANK AND TRUST COMPANY, whose address is 7725 WEST 98th STREET HICKORY HILLS, IL 60457 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated September 15, 2015 (inc. "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Mortgage and Assignment of Rents recorded October 1, 2015 as Document Nos. 1527408230 and 1527408231.

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

LOT 3 IN HEANEY'S SUBDIVISION OF LOTS 6 TO 10 BOTH INCLUSIVE, IN BLOCK 2 OF WOLFRAM'S SUBDIVISION OF LOT 8 OF CANAL TRUSTEES SUBDIVISION OF THE EAST HALF OF SECTION 29 TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,

The Real Property or its address is commonly known as 800 W. Diversey Pkwy., Chicago, IL 60614. Real Property tax identification number is 14-29-230-032-0000.

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

The definition of the Note in the Definitions section is deleted and the following definition substituted in its place: The word "Note" means the Promissory Note dated September 15, 2015, in the original principal

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#### MODIFICATION OF MORTGAGE (Continued)

Loan No: 2015001057



amount of \$470,000.00 from Borrower to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, restatements of and substitutions for the Note, including but not limited to the Change in Terms dated June 2, 2016 wherein the principal amount of the Note is increased to \$660,000.00, all of which are incorporated herein by this reference as if fully restated herein. Borrower's final payment of such Note will be for all unpaid principal and all unpaid accrued interest.

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 shell 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 endersors 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 acl newledge 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 WODIFICATION OF MORTGAGE IS DATED JUNE 2, 2016. OUNT CORTS OFFICE

**GRANTOR:** 

800 W DIVERSEY LLC

Fredericus J. Janssen, Member of 800 W Diversey LLC

LENDER:

STANDARD BANK AND TRUST COMPANY

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| Loan No. 2015001057  | MODIFICATION OF MORTGAGE (Continued)   | Page 3  |
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| LIMIT  | FED LIABILITY COMPANY ACKNOWLEDGMENT   |   |
| STATE OF 1001000   |  |   |
| COUNTY OF LAKE   | ) SS   |   |
| Public, personally appeared Fromember or designated agent acknowledged the Modification authority of statute, its articles | of the limited liability company that executed the Modification to be the free and voluntary act and deed of the limited liable of organization or its operating agreement, for the uses and that he or she is authorized to execute this Modification and limited liability company.  Residing at | n of Mortgage and ability company, by d purposes therein and in fact executed |
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MODIFICATION OF MORTGAGE (Continued)

| _oan No: 2015001057   |   |
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| LENDER A  | CKNOWLEDGMENT   |
| STANDARD BANK AND TRUST COMPANY, dulthrough its board of directors or otherwise, for that he for she is authorized to execute this said in of STANDARD BANK AND TRUST COMPANY.  By  Notary Public in and for the State of My commission expires | ) ) SS ) Defore me, the undersigned Notary TSCC and known to me to be the ASST UTCE ANK AND TRUST COMPANY that executed the within and instrument to be the free and voluntary act and deed of y authorized by STANDARD BANK AND TRUST COMPANY the uses and purposes therein mentioned, and on oath stated instrument and in fact executed this said instrument on behalt Residing at  OFTICAL SEAL LOUISE MARTIN NOT PUBLIC INDIANA LAG COUNTY LOUISE MARTIN A Corporation 1997, 2015. All Rights Reserved I PLYG201.FC TR-37344 PR-25 |
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