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Doc#: 1624615079 Fee: \$56.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/02/2016 10:58 AM Pg: 1 of 5

RECORDATION REQUESTED BY:
Bridgeview Bank Group
7940 S. Harlem Ave.
Bridgeview, IL 60455

WHEN RECORDED MAIL TO:
Bridgeview Bank Group
ATTN: Loan Operations
4753 N Broadway
Chicago, IL 60640

SEND TAX NOTICES TO:
KMGCG Holdings LLC - 659 W
Randolph Commercial Series
c/o @ Properties - 618 W
Fulton Street
Chicago, IL 60661

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:
Bridgeview Bank Group
4753 N Broadway
Chicago, IL 60640

MODIFICATION OF MORTGAGE



000622675700-1100207400726201501

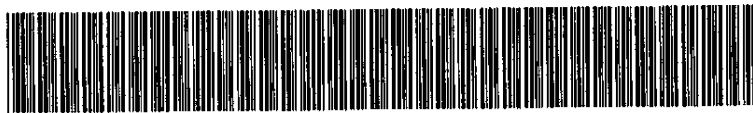
THIS MODIFICATION OF MORTGAGE dated July 26, 2016, is made and executed between KMGCG Holdings LLC - 659 W Randolph Commercial Series, an Illinois Limited Liability Company, whose address is c/o @ Properties 618 W Fulton Street, Chicago, IL 60661 (referred to below as "Grantor") and Bridgeview Bank Group, whose address is 7940 S. Harlem Ave., Bridgeview, IL 60455 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated August 26, 2015 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded August 27, 2015 as document 1523908165 made by KMGCG Holdings LLC - 659 W Randolph Commercial Series to secure a Note for \$1,500,000.00 .

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

PARCEL 1: (PARKING UNITS) PARKING SPACES P101, P103, P110, P111, P112, P113, P114, P115, P116, P117, P118, P119, P120 AND P121, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN R+D 659 CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0835345105, AS AMENDED FROM TIME TO TIME IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: LOTS 1 TO 10 IN BLOCK 67 IN CANAL TRUSTEE'S SUBDIVISION OF LOTS AND BLOCKS IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN

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MODIFICATION OF MORTGAGE

Loan No: 622675700-11002

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AS A TRACT (EXCEPT THAT PART LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +29.47 FEET CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +13.76 FEET CHICAGO CITY DATUM. DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT, THENCE SOUTH 01°31'56" EAST ALONG THE EAST LINE OF SAID TRACT A DISTANCE OF 30.41 FEET; THENCE SOUTH 88°58'56" WEST A DISTANCE OF 21.17 FEET; THENCE SOUTH 01°31'56" EAST A DISTANCE OF 13.77 FEET; THENCE NORTH 88°58'56" EAST A DISTANCE OF 21.17 TO THE EAST LINE OF SAID TRACT; THENCE SOUTH 01°31'56" EAST ALONG THE EAST LINE OF SAID TRACT A DISTANCE OF 38.17 FEET; THENCE SOUTH 88°58'56" WEST A DISTANCE OF 152.52 FEET; THENCE NORTH 01°01'04" WEST A DISTANCE OF 20.13 FEET; THENCE SOUTH 88°58'56" WEST A DISTANCE OF 10.25 FEET; THENCE NORTH 01°01'04" WEST A DISTANCE OF 63.16 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT; THENCE NORTH 89°18'59" EAST ALONG THE NORTH LINE OF SAID TRACT A DISTANCE OF 162.04 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS.

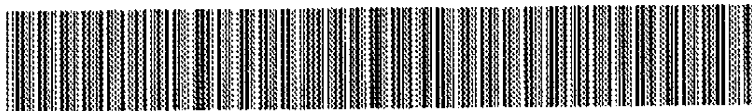
PARCEL 2: (RETAIL PORTION) THAT PART OF LOTS 1 TO 10 IN BLOCK 67 IN CANAL TRUSTEE'S SUBDIVISION OF LOTS AND BLOCKS IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +29.47 FEET CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +13.76 FEET CHICAGO CITY DATUM, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT, THENCE SOUTH 01°31'56" EAST ALONG THE EAST LINE OF SAID TRACT A DISTANCE OF 30.41 FEET; THENCE SOUTH 88°58'56" WEST A DISTANCE OF 21.17 FEET; THENCE SOUTH 01°31'56" EAST A DISTANCE OF 13.77 FEET; THENCE NORTH 88°58'56" EAST A DISTANCE OF 21.17 TO THE EAST LINE OF SAID TRACT; THENCE SOUTH 01°31'56" EAST ALONG THE EAST LINE OF SAID TRACT A DISTANCE OF 38.17 FEET; THENCE SOUTH 88°58'56" WEST A DISTANCE OF 152.52 FEET; THENCE NORTH 01°01'04"

WEST A DISTANCE OF 20.13 FEET; THENCE SOUTH 88°58'56" WEST A DISTANCE OF 10.25 FEET; THENCE NORTH 01°01'04" WEST A DISTANCE OF 63.16 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT; THENCE NORTH 89°18'59" EAST ALONG THE NORTH LINE OF SAID TRACT A DISTANCE OF 162.04 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. PARCEL 3: EXCLUSIVE AND NON-EXCLUSIVE PERPETUAL EASEMENTS AS CREATED BY ARTICLE II, 2.1 FOR THE BENEFIT OF PARCEL 1 AND AS CREATED BY ARTICLE II, 2.2 FOR THE BENEFIT OF PARCEL 2 "GRANT OF EASEMENTS" IN OPERATION AND RECIPROCAL EASEMENT AGREEMENT (REO) DATED DECEMBER 17, 2008 AND RECORDED DECEMBER 18, 2008 AS DOCUMENT NUMBER 0835339015 IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 659 W Randolph , Chicago, IL 60661. The Real Property tax identification number is 17-09-329-020-0000; 17-09-329-021-1237; 17-09-329-021-1239; 17-09-329-021-1246; 17-09-329-021-1247; 17-09-329-021-1248; 17-09-329-021-1249; 17-09-329-021-1250; 17-09-329-021-1251; 17-09-329-021-1252; 17-09-329-021-1253; 17-09-329-021-1254; 17-09-329-021-1255; 17-09-329-021-1256; 17-09-329-021-1257.

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

This is to clarify and modify the principal balance of the debt secured by the Mortgage. This mortgage secures a Note dated July 26, 2016 in the principal amount of \$2,000,000.00. Said Note is secured by the property pursuant to the terms of the Mortgage. The maximum lien for the total indebtedness

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**MODIFICATION OF MORTGAGE
(Continued)**

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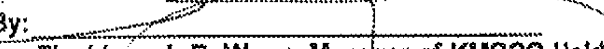
\$2,000,000.00, which includes certain limited protective advances, is \$4,000,000.00 .

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 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.


GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED JULY 26, 2016.

GRANTOR:**KMGCG HOLDINGS LLC - 659 W RANDOLPH COMMERCIAL SERIES**

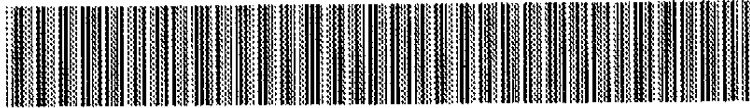
By: 
 Michael P. Golden, Manager of KMGCG Holdings LLC - 659 W
 Randolph Commercial Series

By: 
 Thaddeus J. R. Wong, Manager of KMGCG Holdings LLC - 659
 W Randolph Commercial Series

LENDER:**BRIDGEVIEW BANK GROUP**

x  VP
 Authorized Signer

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MODIFICATION OF MORTGAGE

Loan No: 622675700-11002

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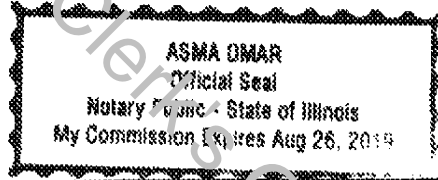
LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois)
) SS
 COUNTY OF Cook)

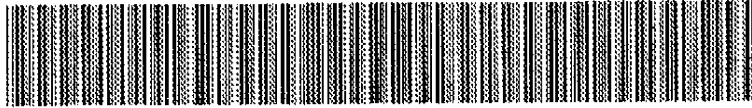
On this 27th day of July, 2016 before me, the undersigned Notary Public, personally appeared **Michael T. Golden, Manager of KMGCG Holdings LLC - 659 W Randolph Commercial Series** and **Thaddeus J. R. Wong, Manager of KMGCG Holdings LLC - 659 W Randolph Commercial Series**, and known to me to be members 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 *[Signature]* Residing at 8533 Thomas Charles Hickory Hills IL 60457
 Notary Public in and for the State of IL

My commission expires 8/26/2019



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MODIFICATION OF MORTGAGE (Continued)

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LENDER ACKNOWLEDGMENT

STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 28th day of July, 2016 before me, the undersigned Notary Public, personally appeared Limberly Tong and known to me to be the Vice President of General authorized agent for **Bridgeview Bank Group** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Bridgeview Bank Group**, duly authorized by **Bridgeview Bank Group** 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 **Bridgeview Bank Group**.

By [Signature] Residing at 475 3rd Street, Chicago

Notary Public in and for the State of Illinois

My commission expires 06/30/2018

