


# UNOFFICIAL COPY

RECORDATION REQUESTED BY:  
FIRST NATIONS BANK  
7757 W. DEVON AVENUE  
CHICAGO, IL 60631-1509

WHEN RECORDED MAIL TO:  
FIRST NATIONS BANK  
7757 W. DEVON AVENUE  
CHICAGO, IL 60631-1509

SEND TAX NOTICES TO:  
FIRST NATIONS BANK  
7757 W. DEVON AVENUE  
CHICAGO, IL 60631-1509

  
\*1630219086\*

Doc# 1630219086 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/28/2016 09:44 AM PG: 1 OF 4

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:  
SA - GRAND AVE TOWERS , 11051646-1  
FIRST NATIONS BANK  
7757 W. DEVON AVENUE  
CHICAGO, IL 60631-1509

A-9282016 2/14  
Old Republic Title  
9601 Southwest Highway  
Oak Lawn, IL 60453

## MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated August 15, 2016, is made and executed between GRAND AVENUE TOWERS, LLC, whose address is 4644 N CUMBERLAND, CHICAGO, IL 60656 (referred to below as "Grantor") and FIRST NATIONS BANK, whose address is 7757 W. DEVON AVENUE, CHICAGO, IL 60631-1509 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated December 20, 2005 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

**RECORDED ON JANUARY 13, 2006 IN THE COUNTY OF COOK WITH DOCUMENT NUMBERS 0601302230 AND 0601302231.**

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

LOTS 2, 3, AND 4 IN VOLK BROTHERS' SUBDIVISION OF LOT 1 IN E.A. CUMMINGS AND COMPANY'S RESUBDIVISION OF LOT IN MONT CLARE HOME ADDITION IN THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

The Real Property or its address is commonly known as 7812-7816 W GRAND AVENUE, ELMWOOD PARK, IL 60707. The Real Property tax identification number is 12-25-316-124.

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

**EXTEND MATURITY DATE BY ONE YEAR UNTIL AUGUST 15, 2017. LOWERED THE INTEREST RATE FROM 4.90% FIXED TO 4.00% FIXED. ALL OTHER TERMS AND CONDITIONS REMAIN THE SAME.**

**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

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## MODIFICATION OF MORTGAGE

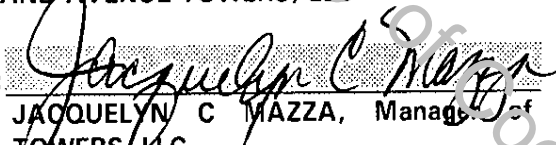
(Continued)

the Mortgage (the "Note"). It is the intention of Lender to retain as liable all parties to the Mortgage and all parties, makers and endorser 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 AUGUST 15, 2016.**

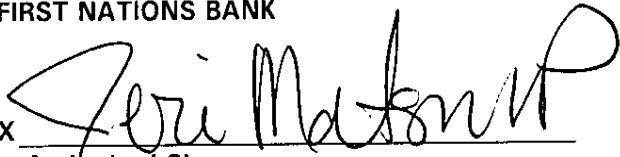
GRANTOR:

GRAND AVENUE TOWERS, LLC

By:   
JACQUELYN C MAZZA, Manager of GRAND AVENUE  
TOWERS, LLC

LENDER:

FIRST NATIONS BANK

x   
Authorized Signer

Property of Cook County Clerk's Office

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## MODIFICATION OF MORTGAGE

(Continued)

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

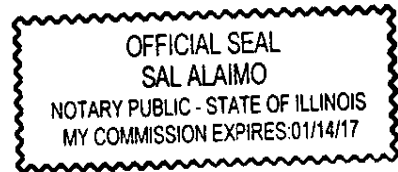
STATE OF IL )  
 ) SS  
 COUNTY OF COOK )

On this 15 day of AUGUST, 2016 before me, the undersigned Notary Public, personally appeared **JACQUELYN C MAZZA, Manager of GRAND AVENUE TOWERS, LLC**, 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 *sl* Residing at WOODRIDGE, IL

Notary Public in and for the State of IL

My commission expires 1/14/17



PROPERTY OF COOK County Clerk's Office

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## MODIFICATION OF MORTGAGE

(Continued)

### LENDER ACKNOWLEDGMENT

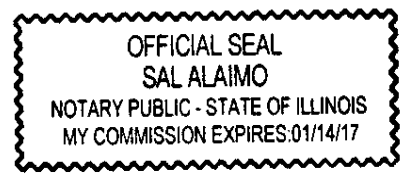
STATE OF IL )  
 ) SS  
 COUNTY OF COOK )

On this 15<sup>th</sup> day of AUGUST, 2016 before me, the undersigned Notary Public, personally appeared JERRI MATSON and known to me to be the VICE-PRESIDENT, authorized agent for **FIRST NATIONS BANK** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **FIRST NATIONS BANK**, duly authorized by **FIRST NATIONS 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 NATIONS BANK**.

By *[Signature]* Residing at NORRIDGE, IL

Notary Public in and for the State of IL

My commission expires 1/14/17



Notary Public of Cook County Clerk's Office