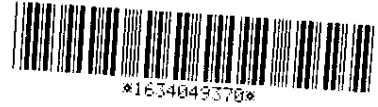


# UNOFFICIAL COPY

Doc#: 1532949214 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/25/2015 12:07 PM Pg: 1 of 5



Doc# 1634049378 Fee \$48.00  
RHSP FEE: \$9.00 RPRF FEE: \$1.00  
KAREN A. YARBROUGH  
COOK COUNTY RECORDER OF DEEDS  
DATE: 12/05/2016 03:38 PM PG: 1 OF 6

FOR RECORDER'S USE

WHEN RECORDED MAIL TO:  
LAKESIDE BANK  
Loan Operations  
1055 W ROOSEVELT RD  
CHICAGO, IL 60608

Freedom Title Corporation  
2260 Hicks Road  
Suite 415  
Rolling Meadows IL 60008

SEND TAX NOTICES TO:  
LAKESIDE BANK  
UIC/NEAR WEST  
1055 W ROOSEVELT RD  
CHICAGO, IL 60608

\* This Modification of Mortgage dated 11/16/2015 and recorded 11/25/2015 is being re-recorded for the purpose of correcting the legal description.

This Modification of Mortgage prepared by:  
LAKESIDE BANK  
1055 WEST ROOSEVELT ROAD  
CHICAGO, IL 60608

## MODIFICATION OF MORTGAGE



\*000000000060418994074011162015####\*#####\*

THIS MODIFICATION OF MORTGAGE dated November 16, 2015, is made and executed between Wabash Avenue Properties, L.L.C., whose address is 2700 West Roosevelt Road, Broadview, IL 60155-3750 (referred to below as "Grantor") and LAKESIDE BANK, whose address is 1350 S. Michigan, CHICAGO, IL 60605 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated May 4, 2015 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded at the Cook County Recorder of Deeds on May 06, 2015 as Document Number 1512655249.

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

See Exhibit A for the legal description and made a part hereof., which is attached to this Modification and made a part of this Modification as if fully set forth herein.

The Real Property or its address is commonly known as 2424 South Wabash Avenue, Chicago, IL 60616-2307. The Real Property tax identification number is 17-27-115-006-0000, 17-27-115-019-0000, 17-27-115-020-0000, 17-27-115-021-0000, 17-27-115-022-0000, 17-27-115-023-0000 and 17-27-115-034-0000.

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

Freedom Title Corporation  
2260 Hicks Road  
Suite 415  
Rolling Meadows IL 60008

6715432-4 1/1

**UNOFFICIAL COPY****MODIFICATION OF MORTGAGE  
(Continued)**

Loan No: 60418994

Page 2

The loan is modified as follows: (A) The Principal amount is increased to **\$6,132,000.00** and extend the maturity date to **November 16, 2020**. All other terms and conditions of the loan documents shall remain the same, in full force and effect.

**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 NOVEMBER 16, 2015.**

GRANTOR:

WABASH AVENUE PROPERTIES, L.L.C.

By: \_\_\_\_\_

Frank A. Mugnolo, Manager of Wabash Avenue Properties,  
L.L.C.

LENDER:

LAKESIDE BANK

x \_\_\_\_\_

Authorized Signer

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## MODIFICATION OF MORTGAGE (Continued)

Loan No: 60418994

Page 3

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois )  
 )  
 COUNTY OF Cook ) SS  
 )

On this 16 day of November 2015 before me, the undersigned Notary Public, personally appeared **Frank A. Mugnolo, Manager of Wabash Avenue Properties, L.L.C.**, 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 Jamie F Howard Residing at \_\_\_\_\_

Notary Public in and for the State of \_\_\_\_\_

My commission expires \_\_\_\_\_



Cook County Clerk's Office

# UNOFFICIAL COPY

## MODIFICATION OF MORTGAGE (Continued)

Loan No: 60418994

Page 4

### LENDER ACKNOWLEDGMENT

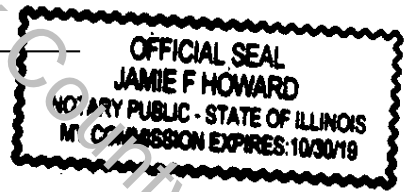
STATE OF Illinois )  
 )  
 COUNTY OF Cook ) SS  
 )

On this 16 day of November 2015 before me, the undersigned Notary Public, personally appeared Nicholas Wyckoff and known to me to be the AVP, authorized agent for **LAKESIDE BANK** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **LAKESIDE BANK**, duly authorized by **LAKESIDE 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 **LAKESIDE BANK**.

By Jamie F Howard Residing at \_\_\_\_\_

Notary Public in and for the State of Illinois

My commission expires \_\_\_\_\_



Clerk's Office



**UNOFFICIAL COPY**

FREEDOM TITLE CORPORATION  
 2240 HICKS ROAD, SUITE 240, ROLLING MEADOWS, IL. 60008  
 PHONE (847)797-9200 FAX (847)797-8150

Issuing Agent for  
 CHICAGO TITLE INSURANCE COMPANY

**COMMITMENT  
 SCHEDULE A (CONTINUED)**

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COMMITMENT NUMBER: 6715432

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**PROPERTY DESCRIPTION**

THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:

PARCEL 1- LOTS 1, 2, 3, 4 AND THE 10 FOOT PRIVATE ALLEY IN THE SUBDIVISION OF LOTS 1 TO 7, INCLUSIVE, IN WHITE'S SUBDIVISION OF BLOCKS 46, 47 AND 58 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2- LOT 8 OF SAID SUBDIVISION OF BLOCKS 46, 47 AND 58 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: ALL OF THE EAST-WEST 16 FOOT PUBLIC ALLEY LYING SOUTH OF THE SOUTH LINE OF LOT 8 IN ALEX WHITE'S SUBDIVISION OF BLOCKS 46, 47 AND 58 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH LINE OF LOT 4 AND THE SOUTH LINE OF THE 10 FOOT PRIVATE ALLEY WEST OF AND AOJOINING THE WEST LINE OF LOTS 1, TO 4, BOTH INCLUSIVE, IN SUBDIVISION OF LOTS 1 TO 7, BOTH INCLUSIVE, IN ALEX WHITE'S SUBDIVISION, AFOREMENTIONED; LYING NORTH OF THE NORTH LINE OF LOT 12 IN SUBDIVISION OF LOTS 18, 19, 20, 22, 23, 26, 27, 30, 31, 34, 35, 38, 39, 42 AND 43 IN ALEX WHITE'S SUBDIVISION, AFOREMENTIONED, LYING WEST OF A LINE DRAWN FROM THE NORTHEAST CORNER OF LOT 1 IN SUBDIVISION OF LOTS 18, 19, 20, 22, 23, 26, 27, 30, 31, 34, 35, 38, 39, 42 AND 43, AFOREMENTIONED; TO THE SOUTHEAST CORNER OF LOT 4 IN SUBDIVISION OF LOTS 1 TO 7, BOTH INCLUSIVE, AFOREMENTIONED, AND LYING EAST OF WEST LINE OF LOT 1, PRODUCED NORTH, IN SUBDIVISION OF LOTS 18, 19, 20, 22, 23, 26, 27, 30, 31, 34, 35, 38, 39, 42 AND 43, AFOREMENTIONED; SAID EAST-WEST 16 FOOT PUBLIC ALLEY AND 10 FOOT PRIVATE ALLEY VACATED AS PER ORDINANCE RECORDED AS DOCUMENT NO 23203176, IN COOK COUNTY, ILLINOIS.

PARCEL 4: LOTS 1 TO 16, BOTH INCLUSIVE, (EXCEPT THAT PORTION OF THE FOREGOING PROPERTY TAKEN BY THE CITY OF CHICAGO BY CONDEMNATION IN CASE NO 65L6486, DESCRIBED AS FOLLOWS:

THAT PART OF LOTS 8 TO 16, INCLUSIVE, IN THE SUBDIVISION OF LOTS 18, 19, 20, 22, 23, 26, 27, 30, 31, 34, 35, 38, 39, 42 AND 43 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF SAID LOT 14, 51 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 16, THENCE NORTHEASTERLY ALONG A STRAIGHT LINE TO A POINT IN SAID LOT 12, 89 FEET NORTH OF THE SOUTH LINE SAID LOT 16 (MEASURED AT RIGHT ANGLES THERETO) AND 71 FEET WEST OF THE EAST LINE OF SAID LOT 12 (MEASURED AT RIGHT ANGLES THERETO); THENCE NORTHEASTERLY ALONG A STRAIGHT LINE TO A POINT IN SAID LOT 11, 109 FEET NORTH OF THE SOUTH LINE OF SAID LOT 16 (MEASURED AT RIGHT ANGLES THERETO) AND 31 FEET WEST OF THE EAST LINE OF SAID LOT 11 (MEASURED AT RIGHT ANGLES THERETO), THENCE NORTHEASTERLY ALONG A STRAIGHT LINE TO A POINT IN SAID LOT 9, 155 FEET NORTH OF THE SOUTH LINE OF SAID

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FREEDOM TITLE CORPORATION  
2240 HICKS ROAD, SUITE 240, ROLLING MEADOWS, IL. 60008  
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Issuing Agent for  
CHICAGO TITLE INSURANCE COMPANY

## COMMITMENT SCHEDULE A (CONTINUED)

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COMMITMENT NUMBER: 6715432

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LOT 16 (MEASURED AT RIGHT ANGLES THERETO), THENCE NORTHEASTERLY ALONG A STRAIGHT LINE TO A POINT IN THE EAST LINE OF SAID LOT 8, 191 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 16; THENCE SOUTH ALONG THE EAST LINES OF SAID LOTS 8 TO 16, INCLUSIVE, TO THE SOUTHEAST CORNER OF SAID LOT 16; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 16 TO THE SOUTHWEST CORNER OF SAID LOT 16, THENCE NORTH ALONG THE WEST LINES OF SAID LOTS 14, 15 AND 18 TO THE POINT OF BEGINNING),

ALSO:

THE SOUTH 1/2 OF THE EAST-WEST 6 FOOT PUBLIC ALLEY LYING NORTH OF THE NORTH LINE OF LOT 1, SAID ALLEY VACATED AS PER ORDINANCE RECORDED AS DOCUMENT NO. 23203176. IN COOK COUNTY, ILLINOIS.

ALL IN THE SUBDIVISION OF LOTS 18, 19, 20, 22, 23, 26, 27, 30, 31, 34, 35, 38, 39, 42 AND 43 IN WHITE'S SUBDIVISION OF BLOCKS 46, 47 AND 58 IN THE CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN. IN COOK COUNTY, ILLINOIS