

# UNOFFICIAL COPY

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Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/28/2016 11:05 AM Pg: 1 of 4

**WHEN RECORDED MAIL TO:**

Northbrook Bank & Trust  
Company  
245 Waukegan Road  
Northfield, IL 60093

425387208

**FOR RECORDER'S USE ONLY**

**This Modification of Mortgage prepared by:**

Northbrook Bank & Trust Company - Loan Operations  
245 Waukegan Road  
Northfield, IL 60093

## MODIFICATION OF MORTGAGE

**THIS MODIFICATION OF MORTGAGE** dated December 6, 2016, is made and executed between 3440 KNOX, LLC (referred to below as "Grantor") and Northbrook Bank & Trust Company, whose address is 1100 Waukegan Road, Northbrook, IL 60062 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated May 24, 2012 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

**MORTGAGE AND ASSIGNMENT OF RENTS DATED MAY 24, 2012 AND RECORDED MAY 29, 2012 AS DOCUMENT NOS: 1215018081 AND 1215018080 RESPECTIVELY.**

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

**PARCEL 1:**

LOTS 12, 13, 14, 15, 16, AND 17 AND THE NORTH 3 FEET OF LOT 18 IN BLOCK 2 IN E. L. SMITH'S ADDITION TO IRVING PARK IN THE NORTH 1/2 OF THE EAST 40 ACRES OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

LOTS 10 AND 11 IN BLOCK 2 IN E. L. SMITH'S ADDITION TO IRVING PARK IN THE NORTH 1/2 OF THE EAST 40 ACRES OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 3440 Knox Ave., Chicago, IL 60641. The Real Property tax identification number is 13-22-309-031-0000; 13-22-309-032-0000; 13-22-309-051-0000.

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

The Note as defined in the Definitions Section of the original Mortgage and Assignment of Rents dated May 24, 2012 in the original amount of \$959,393.07 from grantor to Lender has been substituted. The word "Note" now means the promissory note dated December 6, 2016 in the original amount of \$748,331.84

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## MODIFICATION OF MORTGAGE

(Continued)

from Grantor to Lender, together with all renewals of, extensions of, modifications of, refinancing of, consolidations of, and substitutions for the promissory note or agreement..

**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 DECEMBER 6, 2016.**

**GRANTOR:**


3440 KNOX, LLC

By: 

Robert F. Tucker, Sr., Manager of 3440 KNOX, LLC

**LENDER:**

**NORTHBROOK BANK & TRUST COMPANY**

x   
Authorized Signer

Office of Cook County Clerk's Office

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## MODIFICATION OF MORTGAGE

(Continued)

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois

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COUNTY OF Cook

) SS

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On this 6th day of December, 2016 before me, the undersigned Notary Public, personally appeared Robert F. Tucker, Sr., Manager of 3440 KNOX, 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 Donna R. Mickey

Residing at \_\_\_\_\_

Notary Public in and for the State of Illinois

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



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## MODIFICATION OF MORTGAGE

(Continued)

### LENDER ACKNOWLEDGMENT

STATE OF Illinois )  
 ) SS  
 COUNTY OF Cook )

On this 6th day of December, 2016 before me, the undersigned Notary Public, personally appeared Miriam Campbell and known to me to be the Vice President, authorized agent for Northbrook Bank & Trust Company that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of Northbrook Bank & Trust Company, duly authorized by Northbrook Bank & Trust Company 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 Northbrook Bank & Trust Company.

By Donna R Mickey Residing at \_\_\_\_\_

Notary Public in and for the State of Illinois

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



Cook County Clerk's Office