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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/03/2017 03:51 PM PG: 1 OF 4

WHEN RECORDED MAIL TO:
Northbrook Bank & Trust
Company
245 Waukegan Road
Northfield, IL 60093

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:
Northbrook Bank & Trust Company - Loan Operations
245 Waukegan Road
Northfield, IL 60093

FIDELITY NATIONAL TITLE

4013601

282

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated December 2, 2016, is made and executed between 1141 Wolfram L.L.C. (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 March 8, 2016 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

MORTGAGE AND ASSIGNMENT OF RENTS DATED MARCH 8, 2016 AND RECORDED MARCH 26, 2016 AS DOCUMENT NOS: 1008549035 AND 1008549036 RESPECTIVELY

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

LOT 64 IN ALBERT WISNER'S SUBDIVISION OF BLOCKS 1 AND 2 OF THE WEST 1/2 OF OUTLOT 7 IN THE CANAL TRUSTEE'S SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 1141 W Wolfram St, Chicago, IL 60657. The Real Property tax identification number is 14-29-227-007-0000.

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

THE TOTAL OF ALL INDEBTEDNESS SO SECURED IS INCREASED TO AND SHALL NOT EXCEED FOUR HUNDRED AND FIFTY THOUSAND DOLLARS AND 00/100 (\$450,000.00).

ADD WAIVER OF RIGHT OF REDEMPTION..

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

UNOFFICIAL COPY**MODIFICATION OF MORTGAGE**

(Continued)

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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.

WAIVER OF RIGHT OF REDEMPTION. NOTWITHSTANDING ANY OF THE PROVISIONS TO THE CONTRARY CONTAINED IN THIS MORTGAGE, GRANTOR HEREBY WAIVES ANY AND ALL RIGHTS OF REDEMPTION FROM SALE UNDER ANY ORDER OR JUDGMENT OF FORECLOSURE ON GRANTOR'S BEHALF AND ON BEHALF OF EACH AND EVERY PERSON, EXCEPT JUDGMENT CREDITORS OF GRANTOR, ACQUIRING ANY INTEREST IN OR TITLE TO THE PROPERTY SUBSEQUENT TO THE DATE OF THIS MORTGAGE.

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 2, 2016.

GRANTOR:

1141 WOLFRAM L.L.C.

By:



David Snyder, Manager of 1141 Wolfram L.L.C.

LENDER:

NORTHBROOK BANK & TRUST COMPANY

X



Authorized Signer

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MODIFICATION OF MORTGAGE

(Continued)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

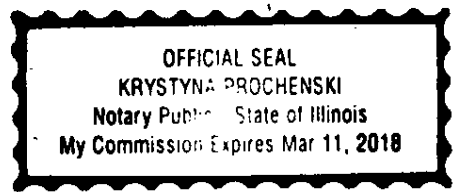
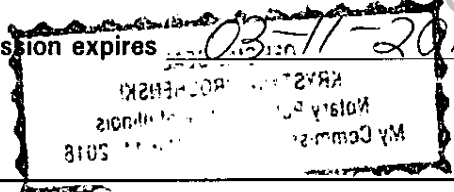
STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

On this 5th day of December, 2016 before me, the undersigned Notary Public, personally appeared **David Snyder, Manager of 1141 Wolfram 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 Kyle M. Prochenski Residing at Des Plaines, IL

Notary Public in and for the State of ILLINOIS

My commission expires 03-11-2018



County Clerk's Office

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MODIFICATION OF MORTGAGE

(Continued)

LENDER ACKNOWLEDGMENT

STATE OF ILLINOIS

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) SS

COUNTY OF COOK

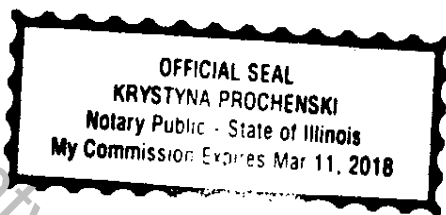
)

On this 5th day of December 2016 before me, the undersigned Notary Public, personally appeared JON BENEDETTO and known to me to be the AVP, 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 Krystyna Prochenski Residing at Des Plaines, IL

Notary Public in and for the State of ILLINOIS

My commission expires 03-11-2018



County Clerk's Office