

# UNOFFICIAL COPY

When Recorded Return To: H. BARKOY  
First American Title Insurance Company  
National Commercial Services  
30 N. LaSalle St., Suite 2700  
Chicago, IL 60602  
File No: NCS 153810 C  
191

Doc#: 1701006097 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/10/2017 09:09 AM Pg: 1 of 4

**RECORDATION REQUESTED BY:**

THE LEADERS BANK  
Oak Brook  
2001 York Road  
Oak Brook, IL 60523

**WHEN RECORDED MAIL TO:**

THE LEADERS BANK  
Oak Brook  
2001 York road  
Oak Brook, IL 60523

**SEND TAX NOTICES TO:**

THE LEADERS BANK  
Oak Brook  
2001 York Road  
Oak Brook, IL 60523

**FOR RECORDER'S USE ONLY**

**This Modification of Mortgage prepared by:**

K. Pietrzak, Credit Administration  
THE LEADERS BANK  
2001 York Road  
Oak Brook, IL 60523

## MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated December 6, 2016, is made and executed between Hubbard Street LLC, whose address is 6 West Hubbard Street, Chicago, IL 60654 (referred to below as "Grantor") and THE LEADERS BANK, whose address is 2001 York Road, Oak Brook, IL 60523 (referred to below as "Lender").

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

Recorded with the Cook County Recorder of Deeds on April 21, 2005 as Document #051118094.

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

LOT 4, 5, 6 AND 7 IN HAMBLETON'S SUBDIVISION OF BLOCK 1 IN GEORGE ARMOUOR'S SUBDIVISION IN THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

The Real Property or its address is commonly known as 1400 W. Hubbard Street, Chicago, IL 60622. The Real Property tax identification number is 17-08-131-079; 17-08-131-080.

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

- a.) Delete and restate the definition of Maximum Lien: At no time shall the principal amount of Indebtedness secured by the Mortgage, not including sums advanced to protect the security of the Mortgage, exceed \$5,200,000.00. b.) Delete and restate the definition of Note to read as follows: The word "Note" means the Promissory Note dated December 6, 2016, in the original principal amount of \$2,600,000.00, from Borrower to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement. The interest rate on the Note is 4.25% based on a year of 360 days. NOTICE: Under no circumstances shall the

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## MODIFICATION OF MORTGAGE (Continued)

interest rate on this Mortgage be more than the maximum rate allowed by applicable law.

**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:

HUBBARD STREET LLC

By:   
Arthur C. Hollis III, Manager of Hubbard Street LLC

LENDER:

THE LEADERS BANK

x   
Authorized Signer

Cook County Clerk's Office

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## MODIFICATION OF MORTGAGE (Continued)

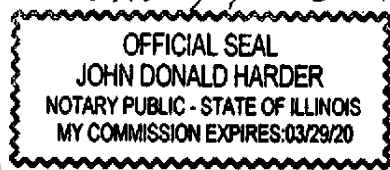
### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF IL )  
 ) SS  
 COUNTY OF Cook )

On this 6th day of December, 2016 before me, the undersigned Notary Public, personally appeared Arthur G. Hollis III, Manager of Hubbard Street 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 John Harder  
 Notary Public in and for the State of IL  
 My commission expires 3/29/20

Residing at 1670 N. Elmhurst Ave #201  
Chicago, IL 60642



Cook County Clerk's Office

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## MODIFICATION OF MORTGAGE (Continued)

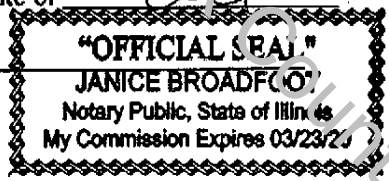
### LENDER ACKNOWLEDGMENT

STATE OF Ill )  
 )  
 COUNTY OF Cook ) SS  
 )

On this 16th day of December, 2016 before me, the undersigned Notary Public, personally appeared Jessica Stahy and known to me to be the VP, authorized agent for THE LEADERS BANK that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of THE LEADERS BANK, duly authorized by THE LEADERS 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 THE LEADERS BANK.

By Janice Broadfoot Residing at Schaumburg  
 Notary Public in and for the State of Ill

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



Notary Clerk's Office