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RECORDATION REQUESTED BY:

First Bank of Highland Park
Northbrook Office
633 Skokie Blvd.
Northbrook, IL 60062



Doc# 1702049092 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/20/2017 09:56 AM PG: 1 OF 4

WHEN RECORDED MAIL TO:

First Bank of Highland Park
Attn: Loan Operations
633 Skokie Blvd, Suite 250
Northbrook, IL 60062

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

FIRST BANK OF HIGHLAND PARK
1835 First Street
Highland Park, IL 60035

FIDELITY NATIONAL TITLE

53006905

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated January 11, 2017, is made and executed between CORNELL RENTALS, LLC, an Illinois Limited Liability Company, whose address is 720 Taft Rd., Hinsdale, IL 60521 (referred to below as "Grantor") and First Bank of Highland Park, whose address is 633 Skokie Blvd., Northbrook, IL 60062 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated October 3, 2012 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

A Mortgage and Assignment of Rents recorded October 24, 2012 in the Office of the Recorder of Deeds of Cook County as document numbers 1229835058 and 1229835059, respectively.

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

LOT 6 IN BLOCK 38 IN HYDE PARK, PART IN THE WEST 1/2 OF FRACTIONAL SECTION 12, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

The Real Property or its address is commonly known as 5424 S. Cornell Ave., Chicago, IL 60615. The Real Property tax identification number is 20-12-110-013-0000.

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

1. The definition **Note** is amended to read as follows: The word "Note" means the Promissory Note dated October 3, 2012, in the original principal amount of **\$2,200,000.00** and a Promissory Note dated January 11, 2017, increasing the principal amount to **\$2,431,707.15** from Grantor 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 4.125% based on a year of 360 days. Payments on the Note are to be made in accordance with the following payment schedule: in 59 regular payments of \$14,972.15 each and one irregular last payment estimated at \$2,014,113.97. Grantor's first payment is due February 11, 2017, and all subsequent payments are due on the same day of each month after that. Grantor's final payment will be due on January 11, 2022, and will be for all principal and all

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(Continued)**

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accrued interest not yet paid. Payments include principal and interest.

All other terms and conditions remain in full force and effect as described below in the paragraph entitled "Continuing Validity".


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.

INDEBTEDNESS AND LIENS. Borrower covenants and agrees with Lender during the term of this Mortgage, including all renewals, extensions and modifications, Borrower shall not, without the prior written consent of Lender: (1) Except for trade debt incurred in the normal course of business and indebtedness to Lender contemplated by this Note, create, incur, or assume indebtedness for borrowed money, including capital leases, (2) sell, transfer, mortgage, assign, pledge, lease, grant a security interest in or encumber any of Borrower's assets (except as allowed as Permitted Liens), or (3) sell with recourse any of Borrower's accounts, except to Lender.


GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED JANUARY 11, 2017.

GRANTOR:

CORNELL RENTALS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

By: 

PHILIP A. COULOLIAS, Manager / Member of CORNELL RENTALS, LLC, an Illinois Limited Liability Company

By: 

JOHN LANGAS, Manager / Member of CORNELL RENTALS, LLC, an Illinois Limited Liability Company

LENDER:

FIRST BANK OF HIGHLAND PARK

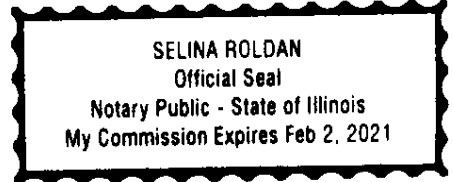
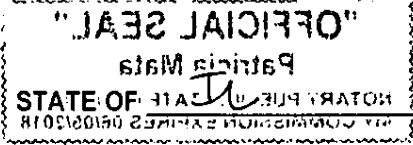
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Authorized Signer

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MODIFICATION OF MORTGAGE (Continued)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT



COUNTY OF COOK

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On this 11th day of January, 2017 before me, the undersigned Notary Public, personally appeared **PHILIP A. COULOLIAS, Manager / Member of CORNELL RENTALS, LLC, an Illinois Limited Liability Company**, 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 Selina Roldan Residing at 141 W. Jackson Blvd

Notary Public in and for the State of IL

My commission expires 2/2/21

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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MODIFICATION OF MORTGAGE (Continued)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF IL
 COUNTY OF Lake



On this 13th day of January 2017 before me, the undersigned Notary Public, personally appeared **JOHN LANGAS, Manager / Member of CORNELL RENTALS, LLC**, an Illinois Limited Liability Company, 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 [Signature] Residing at _____

Notary Public in and for the State of IL

My commission expires _____

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