

# UNOFFICIAL COPY

**RECORDATION REQUESTED BY:**  
LincolnWay Community Bank  
1000 East Lincoln Highway  
New Lenox, IL 60451

Doc#: 1705908003 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/28/2017 08:57 AM Pg: 1 of 4

**WHEN RECORDED MAIL TO:**  
LincolnWay Community Bank  
1000 East Lincoln Highway  
New Lenox, IL 60451

**SEND TAX NOTICES TO:**  
SUSTAINABUILD LLC  
2335 W. LAKE ST. UNIT 1  
CHICAGO, IL 60612

**FOR RECORDER'S USE ONLY**

FIDELITY NATIONAL TITLE

OC160156194

This Modification of Mortgage prepared by:  
Laura Saltzman, Senior Loan Administrator  
LincolnWay Community Bank  
1000 East Lincoln Highway  
New Lenox, IL 60451

## MODIFICATION OF MORTGAGE

**THIS MODIFICATION OF MORTGAGE** dated February 21, 2017, is made and executed between SUSTAINABUILD LLC, whose address is 2335 W. LAKE ST. UNIT 1, CHICAGO, IL 60612 (referred to below as "Grantor") and LincolnWay Community Bank, whose address is 1000 East Lincoln Highway, New Lenox, IL 60451 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated May 23, 2016 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

Recorded June 3, 2016 with the Cook County Recorder of Deeds as Document Number 1615522088.

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

LOT 4 IN GEORGE LILL'S SUBDIVISION OF BLOCK 15 IN SNOW ESTATES SUBDIVISION IN SUPERIOR COURT PARTITION IN SECTION 30, 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 3008 N. HOYNE AVENUE, CHICAGO, IL 60618. The Real Property tax identification number is 14-30-111-043-0000.

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

Increase the principal amount of the loan from \$858,000.00 to \$933,000.00 and increase the maximum lien amount from \$1,716,000.00 to \$1,866,000.00.

**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

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## MODIFICATION OF MORTGAGE

(Continued)

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 FEBRUARY 21, 2017.**

**GRANTOR:**

**SUSTAINABUILD LLC**

**PROGROUP DEVELOPMENT, INC., Manager of SUSTAINABUILD LLC**

By: 

**IGOR PETRUSHCHAK, President of PROGROUP DEVELOPMENT, INC.**

**LENDER:**

**LINCOLNWAY COMMUNITY BANK**

X 

**David T. Gabrielse, Vice President**

Property of Cook County Clerk's Office

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## MODIFICATION OF MORTGAGE

(Continued)

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF IL )

COUNTY OF Will ) SS )

On this 21<sup>st</sup> day of February, 2017 before me, the undersigned Notary Public, personally appeared **IGOR PETRUSHCHAK, President of PROGROUP DEVELOPMENT, INC., Manager of SUSTAINABUILD 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 [Signature] Residing at Mokena, IL

Notary Public in and for the State of IL Cook

My commission expires 8-21-17



Cook County Clerk's Office

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## MODIFICATION OF MORTGAGE

(Continued)

### LENDER ACKNOWLEDGMENT

STATE OF IL )  
 )  
 COUNTY OF Will ) SS  
 )

On this 21<sup>st</sup> day of February, 2017 before me, the undersigned Notary Public, personally appeared David T. Gabrielse and known to me to be the Vice President, authorized agent for LincolnWay Community Bank that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of LincolnWay Community Bank, duly authorized by LincolnWay Community 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 LincolnWay Community Bank.

By *[Signature]* Residing at MoKean, IL

Notary Public in and for the State of IL

My commission expires 8-21-17



*Waterloo County Clerk's Office*