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Doc#: 1710157112 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/11/2017 10:32 AM Pg: 1 of 4

RECORDATION REQUESTED BY:

Belmont Bank & Trust
Company
8250 W Belmont Ave
Chicago, IL 60634

WHEN RECORDED MAIL TO:

Belmont Bank & Trust
Company
8250 W Belmont Ave
Chicago, IL 60634

SEND TAX NOTICES TO:

Belmont Bank & Trust
Company
8250 W Belmont Ave
Chicago, IL 60634

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

Valentina Jakuts
Belmont Bank & Trust Company
8250 W Belmont Ave
Chicago, IL 60634

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated March 23, 2017, is made and executed between Mia Property Acquisitions, LLC- 4111 Narragansett (referred to below as "Grantor"), and Belmont Bank & Trust Company, whose address is 8250 W Belmont Ave, Chicago, IL 60634 (referred to below as "Lender").

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

Recorded with Cook County Recorder of Deeds on September 28, 2016 as a document number #1627234073.

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

PARCEL 1:

THE SOUTH 28 FEET OF THE NORTH ½ OF LOT 59 IN FREDERICK H. BARTLETT'S SUBDIVISION OF THE NORTH 7/8 OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH ½ OF LOT 59 IN FREDERICK H. BARTLETT'S SUBDIVISION OF THE NORTH 7/8 OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE NORTH 35 FEET OF LOT 58 IN F. H. BARTLETT'S SUBDIVISION OF THE NORTH 7/8 OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 17, 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 4111, 4117, and 4119 Narragansett, Chicago, IL 60634. The Real Property tax identification number is 13-17-309-012-0000, 13-17-309-013-0000,

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(Continued)**

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13-17-309-014-0000.

MODIFICATION. Lender and Grantor hereby modify the Mortgage as follows:**(i) Maturity Date of the Indebtedness is hereby extended to May 23, 2017.****(ii)** The Indebtedness is evidenced by original Promissory Note dated September 23, 2016 in the original maximum principal amount of \$700,000.00, with all of its renewals and modifications and most recently modified by Promissory Note dated April 7, 2017 in the principal amount of \$1,700,000.00 with monthly payments of interest only calculated based Belmont Bank Prime index, currently at plus 5.00% plus a margin of 4.00% with floor of 8.75% interest rate per annum (365/360 method) followed by a single maturity payment of all outstanding interest and principal on May 23, 2017.**(iii)** Other paragraphs included elsewhere in this document further modify the Mortgage to the extent described therein.

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 Lender. 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 MARCH 23, 2017.

GRANTOR:**MIA PROPERTY ACQUISITIONS, LLC- 4111 NARRAGANSETT**By: Bartłomiej Przyjemski, Member of Mia Property Acquisitions,
LLC- 4111 Narragansett**LENDER:****BELMONT BANK & TRUST COMPANY**X 

Authorized Signer

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

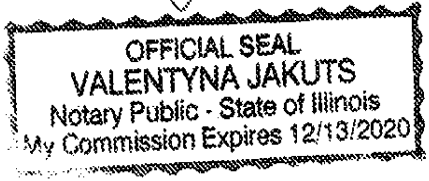
STATE OF IL)
)
) SS
 COUNTY OF COOK)

On this 10th day of April, 2017 before me, the undersigned Notary Public, personally appeared **Bartłomiej Przyjemski, Member of Mia Property Acquisitions, LLC- 4111 Narragansett**, 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 V. Jagers Residing at Chicago

Notary Public in and for the State of IL

My commission expires 12/13/2020



PROPERTY OF COOK COUNTY CLERK'S OFFICE

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MODIFICATION OF MORTGAGE (Continued)

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LENDER ACKNOWLEDGMENT

STATE OF Illinois)
)
 COUNTY OF Cook) SS
)

On this 10 day of April, 2017 before me, the undersigned Notary Public, personally appeared Valentine Sabul and known to me to be the Loan Processor, authorized agent for **Belmont Bank & Trust Company** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Belmont Bank & Trust Company**, duly authorized by **Belmont 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 **Belmont Bank & Trust Company**.

By Mariya Serednya Residing at Chicago

Notary Public in and for the State of Illinois

My commission expires 12/30/2020

