

# UNOFFICIAL COPY

Doc#. 1717418029 Fee: \$56.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/23/2017 10:06 AM Pg: 1 of 5

**RECORDATION REQUESTED BY:**

**MB Financial Bank, N.A.,  
successor in interest to  
American Chartered Bank  
Commercial-Martino  
6111 N. River Road  
Rosemont, IL 60018**

**WHEN RECORDED MAIL TO:**

**MB Financial Bank, N.A.  
Loan Documentation  
6111 N. River Rd.  
Rosemont, IL 60018**

**FOR RECORDER'S USE ONLY**

**This Modification of Mortgage prepared by:**

**C. Peters/Loan No. 6238483191 #197 MM001  
MB Financial Bank, N.A., successor in interest to American Chartered Bank  
6111 N. River Road  
Rosemont, IL 60018**

## MODIFICATION OF MORTGAGE



\*8441\*

**THIS MODIFICATION OF MORTGAGE** dated June 1, 2017, is made and executed between Precision Plating Group L.L.C., whose address is 4123 West Peterson Avenue, Chicago, IL 60646-6065 (referred to below as "Grantor") and MB Financial Bank, N.A., successor in interest to American Chartered Bank, whose address is 6111 N. River Road, Rosemont, IL 60018 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated June 1, 2016 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

**Mortgage dated as of June 1, 2016 executed by Precision Plating Group L.L.C. ("Grantor") for the benefit of MB Financial Bank, N.A., successor in interest to American Chartered Bank ("Lender"), recorded in the office of the Cook County Recorder of Deeds (the "Recorder's Office") on July 8, 2016 as document no. 1619015037, and Assignment of Rents of even date therewith executed by Grantor for the benefit of Lender, recorded on July 8, 2016 as document no. 1619015038.**

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

**THE PART LYING NORTHWESTERLY OF THE NORTHWESTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY, KNOWN AS THE EVANSTON CUT-OFF, SAID NORTHWESTERLY LINE BEING 50 FEET NORTHWESTERLY MEASURED AT RIGHT ANGLES FROM THE CENTER LINE BETWEEN THE TWO MAIN TRACKS OF THE RAILWAY OF THE JUNCTION RAILWAY**

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COMPANY (NOW CHICAGO AND NORTHWESTERN RAILWAY COMPANY) AS SAID TRACKS ARE NOW LOCATED AND CONSTRUCTED; AND LYING SOUTH OF THE SOUTH LINE OF PETERSON AVENUE, AND LYING SOUTHEASTERLY OF THE SOUTHEASTERLY LINE OF ROGERS AVENUE, AS SHOWN ON THE PLAT OF DEDICATION RECORDED NOVEMBER 25, 1932 AS DOCUMENT 1168411 IN BOOK 300 OF PLATS, PAGE 24, AND LYING NORTHEASTERLY OF A STRAIGHT LINE DRAWN AT RIGHT ANGLES TO THE SOUTHEASTERLY LINE OF ROGERS AVENUE, AFORESAID, FROM A POINT 346.68 FEET (AS MEASURED ALONG THE SOUTHEASTERLY LINE OF ROGERS AVENUE) SOUTHWESTERLY FROM THE INTERSECTION OF THE SOUTHEASTERLY LINE OF ROGERS AVENUE WITH THE SOUTH LINE OF PETERSON AVENUE, OF THE FOLLOWING TAKEN AS A TRACT: THE NORTH FRACTION OF THE SOUTHEAST FRACTIONAL 1/4 NORTH OF THE INDIAN BOUNDARY LINE OF SECTION 3, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; AND LOT 1 IN OGDEN AND JONES SUBDIVISION OF BRONSON'S PART OF CALDWELL'S RESERVE IN TOWNSHIP 40 RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BEGINNING AT A POINT ON THE EASTERLY LINE OF NORTH ROGERS AVENUE 346.68 FEET SOUTHWESTERLY (MEASURED ALONG SAID EASTERLY LINE OF ROGERS AVENUE) FROM INTERSECTION OF SAID EASTERLY LINE OF ROGERS AVENUE WITH THE SOUTH LINE OF WEST PETERSON AVENUE; THENCE SOUTHEASTERLY ON A LINE FORMING AN ANGLE OF 90 DEGREES WITH THE SAID EASTERLY LINE OF ROGERS AVENUE, A DISTANCE OF 141 FEET, THENCE SOUTHWESTERLY ON A LINE FORMING AN ANGLE OF 90 DEGREES WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 239 FEET 4 INCHES, THENCE NORTHWESTERLY ON A LINE FORMING AN ANGLE OF 92 DEGREES 32 MINUTES 30 SECONDS WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 141 FEET 1 3/4 INCHES TO THE SAID EASTERLY LINE OF ROGERS AVENUE AT A POINT 245 FEET 7 1/4 INCHES SOUTHWESTERLY (MEASURED ON SAID EASTERLY LINE OF ROGERS AVENUE) FROM POINT OF BEGINNING, THENCE NORTHEASTERLY ALONG SAID EASTERLY LINE OF ROGERS AVENUE, A DISTANCE OF 245 FEET 7 1/4 INCHES TO THE POINT OF BEGINNING, EXCEPTING FROM SAID PREMISES THAT PART IN THE NORTHEAST CORNER OF LOT 9 LYING IN VACATED ROGERS AVENUE AS PER CITY OF CHICAGO ORDINANCE PASSED JULY 25, 1927 IN COOK'S SUBDIVISION OF THAT PART OF THE EAST 1/2 OF FRACTIONAL SECTION 3, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE INDIAN BOUNDARY LINE; ALL AS SHOWN ON PLAT OF SURVEY BY WALTER ROEPKE DATED DECEMBER 26, 1952 ORDER NO. 32204 BEING A PART OF LOT 1 IN OGDEN AND JONES SUBDIVISION OF BRONSON'S PART OF CALDWELL'S RESERVE IN TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF COOK'S SUBDIVISION OF THAT PART OF THE EAST 1/2 OF FRACTIONAL SECTION 3, 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 4123 West Peterson Avenue Chicago, IL 60646. The Real Property tax identification number is 13-03-403-010-0000 & 3-03-403-011-0000 & 13-03-403-012-0000 & 13-03-403-013-0000 & 13-03-403-015-0000.

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

The definition of "Note" set forth in the Mortgage is hereby amended and restated in its entirety as follows: The word "Note" means that certain Promissory Note dated June 1, 2017 in the original principal amount of \$1,995,409.84 executed by Borrower payable to the order of Lender, as amended, supplemented, modified or replaced from time to time.

The word ("Grantor") in original Mortgage and Assignment of Rents is amended from Precision Plating L.L.C. to Precision Plating Group L.L.C., as a result of transfer of title.

The paragraph titled "Maximum Lien/Maximum Indebtedness" set forth in the Mortgage secures the entire principal amount of the Loans, interest accrued thereon and all other Obligations. Under no circumstances, however, shall the aggregate principal indebtedness exceed an amount equal to two (2) times the original principal amount of the Notes, together with moneys advanced by the Mortgagee to protect and preserve the lien of this Mortgage.

**CONTINUING VALIDITY.** Except as expressly modified above, the terms of the original Mortgage shall remain

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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 JUNE 1, 2017.**

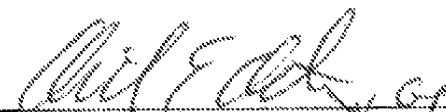
GRANTOR:

PRECISION PLATING GROUP L.L.C.

By:   
 Gary J. Belmonti, Designated Person of Precision Plating Group  
 L.L.C.

LENDER:

**MB FINANCIAL BANK, N.A., SUCCESSOR IN INTEREST TO AMERICAN  
 CHARTERED BANK**

X   
 Authorized Signer

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### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois )  
 ) SS  
 COUNTY OF Cook )

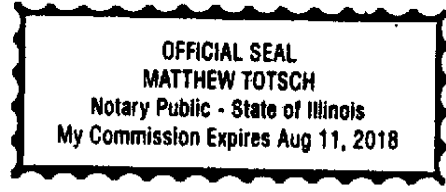
On this 12<sup>th</sup> day of June, 2017 before me, the undersigned Notary Public, personally appeared **Gary J. Belmonti, Designated Person of Precision Plating Group L.L.C.**, and known to me to be a member or designated agent of the limited liability company that executed the Modification of Mortgage 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 Matthew Totsch Residing at 6325 W Hyacinth Chicago, IL 60646

Notary Public in and for the State of Illinois

My commission expires 8/11/2018

*Matthew Totsch*



Cook County Clerk's Office

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### LENDER ACKNOWLEDGMENT

STATE OF IL )  
 ) SS  
 COUNTY OF Cook )

On this 12<sup>th</sup> day of June, 2017 before me, the undersigned Notary Public, personally appeared Michael E. Marchon and known to me to be the Loan President, authorized agent for MB Financial Bank, N.A., successor in interest to American Chartered Bank that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of MB Financial Bank, N.A., successor in interest to American Chartered Bank, duly authorized by MB Financial Bank, N.A., successor in interest to American Chartered 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 MB Financial Bank, N.A., successor in interest to American Chartered Bank.

By Stacie Sa Residing at Chicago

Notary Public in and for the State of IL

My commission expires 9/18/17

