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1719229129

Doc# 1719229129 Fee \$48.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/11/2017 04:36 PM PG: 1 OF 6

WHEN RECORDED MAIL TO:
LAKESIDE BANK
Loan Operations
1055 W ROOSEVELT RD
CHICAGO, IL 60608

SEND TAX NOTICES TO:
LAKESIDE BANK
UIC/NEAR WEST
1055 W ROOSEVELT RD
CHICAGO, IL 60608

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:
LAKESIDE BANK
1055 WEST ROOSEVELT ROAD
CHICAGO, IL 60608

MODIFICATION OF MORTGAGE



00000000060457791074006122017#####

THIS MODIFICATION OF MORTGAGE dated June 12, 2017, is made and executed between Wellington & Albany, LLC, whose address is 2956 North Albany Avenue, Chicago, IL 60618 (referred to below as "Grantor") and LAKESIDE BANK, whose address is 55 W WACKER DRIVE, CHICAGO, IL 60601 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated July 12, 2002 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded at the Cook County Recorder of Deeds on August 14, 2002 as Document Number 0020894198.

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

LOT 24 IN HAMMONDS SUBDIVISION OF THE NORTH 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, 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 2956 North Albany Avenue, Chicago, IL 60618. The Real Property tax identification number is 13-25-120-017-0000.

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

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 60457791

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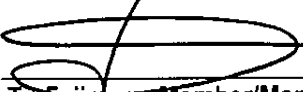
(A) The Principal is increased to \$451,714.23; (B) Interest Rate is reduced to 5.00%, fixed per annum and (C) the maturity date of the loan is hereby extended to June 12, 2022. All other terms and conditions of the loan documents shall remain the same, in full force and effect.

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 JUNE 12, 2017.

GRANTOR:

WELLINGTON & ALBANY, LLC

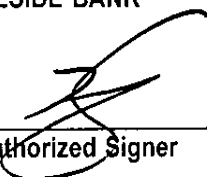
By: 
Ty Fujimura, Member/Manager of Wellington & Albany, LLC

By: 
Troy T. Fujimura, Member/Manager of Wellington & Albany, LLC

By: 
Jesse C. Roberts, Member/Manager of Wellington & Albany, LLC

LENDER:

LAKESIDE BANK

X 
Authorized Signer

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 60457791

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF ILLINOIS

COUNTY OF COOK

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On this 10th day of JULY, 2017 before me, the undersigned Notary Public, personally appeared **Ty Fujimura, Member/Manager of Wellington & Albany, 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 Karen J. Venetch Residing at LAKESIDE BANK 014KV

Notary Public in and for the State of ILLINOIS CHICAGO, ILLINOIS

My commission expires 02/22/21

Cook County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

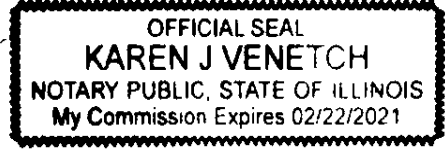
Loan No: 60457791

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF ILLINOIS)

COUNTY OF COOK)



On this 10th day of JULY, 2017 before me, the undersigned Notary Public, personally appeared **Troy T. Fujimura, Member/Manager of Wellington & Albany, 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 Karen J. Venetch

Residing at LAKE SIDE BANK
CHICAGO, ILLINOIS

Notary Public in and for the State of ILLINOIS

My commission expires 02/22/21

Cook County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

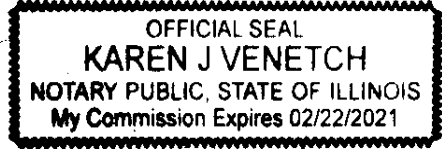
Loan No: 60457791

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF ILLINOIS)

COUNTY OF COOK)



On this 10th day of JULY, 2017 before me, the undersigned Notary Public, personally appeared **Jesse C. Roberts, Member/Manager of Wellington & Albany, 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 Karen J. Venetch Residing at LAKE SIDE BANK

Notary Public in and for the State of ILLINOIS

CHICAGO, ILLINOIS

My commission expires 02/22/21

Cook County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 60457791

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LENDER ACKNOWLEDGMENT

STATE OF ILLINOIS)

COUNTY OF COOK)



On this 10th day of JULY, 2017 before me, the undersigned Notary Public, personally appeared MICHAEL FOGARTY and known to me to be the VICE PRESIDENT, authorized agent for LAKESIDE BANK that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of LAKESIDE BANK, duly authorized by LAKESIDE 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 LAKESIDE BANK.

By Karen J. Venetch Residing at LAKESIDE BANK

Notary Public in and for the State of ILLINOIS CHICAGO, ILLINOIS

My commission expires 02/22/21