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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/01/2017 01:10 PM PG: 1 OF 7

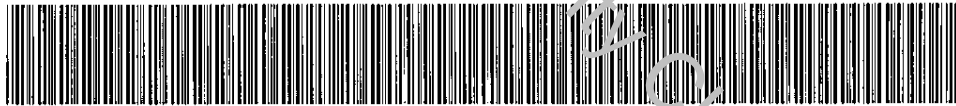
WHEN RECORDED MAIL TO:
LAKESIDE BANK
Loan Operations
1055 W ROOSEVELT RD
CHICAGO, IL 60608

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



000000000060883091074006092017#########*

THIS MODIFICATION OF MORTGAGE dated June 9, 2017, is made and executed between CAP PROPERTIES, LLC, an Illinois limited liability company, whose address is 5866 N. Kenneth Avenue, Chicago, IL 60646 (referred to below as "Grantor") and LAKESIDE BANK, whose address is 1055 W ROOSEVELT RD, CHICAGO, IL 60608 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated June 9, 2015 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded at the Cook County Recorder of Deeds on June 11, 2015 as Document No. 1516208244.

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

See "Exhibit A", which is attached to this Modification and made a part of this Modification as if fully set forth herein.

The Real Property or its address is commonly known as 956 West Webster Avenue, Chicago, IL 60614. The Real Property tax identification number is 14-32-209-031-0000.

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

The maturity date of the loan is hereby extended to December 9, 2017. All other terms and conditions of

CCRD REVIEW

UNOFFICIAL COPY**MODIFICATION OF MORTGAGE
(Continued)**

Loan No: 60883091

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the loan documents shall remain, 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 9, 2017.

GRANTOR:

CAP PROPERTIES, LLC

By: 

Glen R. Westphal Jr., Manager/Member of CAP PROPERTIES,
LLC

By: _____

Steven M. Paige, Manager/Member of CAP PROPERTIES, LLC

LENDER:

LAKESIDE BANK

x 

Authorized Signer

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 60883091

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the loan documents shall remain, 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 endorser 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 9, 2017.

GRANTOR:

CAP PROPERTIES, LLC

By: Glen R. Westphal Jr., Manager/Member of CAP PROPERTIES, LLC

By: Steven M. Paige, Manager/Member of CAP PROPERTIES, LLC

LENDER:

LAKESIDE BANK

X _____
Authorized Signer

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 60883091

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 31st day of July, 2017 before me, the undersigned Notary Public, personally appeared **Steven M. Paige, Manager/Member of CAP PROPERTIES, 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 Ramona Khachi Residing at Chicago, IL

Notary Public in and for the State of Illinois

My commission expires 4/27/2021



Cook County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois)
)
) SS
 COUNTY OF Cook)

On this 31st day of July, 2017 before me, the undersigned Notary Public, personally appeared **Glen R. Westphal Jr., Manager/Member of CAP PROPERTIES, 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 Ramona Khachi Residing at Chicago, IL

Notary Public in and for the State of Illinois

My commission expires 4/27/2021



Cook County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

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LENDER ACKNOWLEDGMENT

STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 31st day of July, 2017 before me, the undersigned Notary Public, personally appeared Jo Ann Wong and known to me to be the Senior VP, 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 Ramona Khachi Residing at Chicago, IL

Notary Public in and for the State of Illinois

My commission expires 4/27/2021



Cook County Clerk's Office

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EXHIBIT A

LOT 27 IN SUB-BLOCK 1 IN THE SOUTH 1/2 OF BLOCK 3 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Excluding:

PARCEL 1:

UNIT 2 IN WEBSTER PLACE, INC. CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 27 IN SUB-BLOCK 1 IN THE SOUTH 1/2 OF BLOCK 3 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBITS "A AND B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS ON MARCH 29, 2017 AS DOCUMENT NO 1708819001, TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 1, A LIMITED COMMON ELEMENT AND A TERRACE AS TO UNIT 2, A LIMITED COMMON ELEMENT AND A BALCONY AS TO UNIT 2, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED AS "EXHIBIT B" TO THE AFORESAID DECLARATION, AS AMENDED FROM TIME TO TIME.