



1721912052

Doc# 1721912052 Fee \$44.00

RECORDATION REQUESTED BY:

Beverly Bank & Trust
Company, N.A.
10258 S. Western Avenue
Chicago, IL 60643

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/07/2017 01:21 PM PG: 1 OF 4

WHEN RECORDED MAIL TO:

Wintrust Financial Corp.
Middle Market Loan Servicing
9700 W Higgins 9th Floor
Rosemont, IL 60018

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FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

Middle Market Documentation
Wintrust Financial
9700 W. Higgins, 9th Floor
Rosemont, IL 60018

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated June 6, 2017 is made and executed between Martin 2 LLC Series 2 3512 Halsted, an Illinois Limited Liability Company, whose address is 9526 Lawndale Avenue, Evanston, IL 60203 (referred to below as "Grantor") and Beverly Bank & Trust Company, N.A., whose address is 10258 S. Western Avenue, Chicago, IL 60643 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated February 25, 2004 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

recorded March 15, 2004 in the office of the Cook County Recorder of Deeds as Document NO. 0407535192.

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

LOT 68 IN BENTON'S ADDISON STREET ADDITION A SUBDIVISION IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, 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 3512 N. Halsted Street, Chicago, IL 60657. The Real Property tax identification number is 14-20-407-033-0000.

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

The Mortgage is being modified to reflect the following:

Modification of Borrower Description. The section captioned "Borrower" on page 11 of the Mortgage is hereby amended to: The word "Borrower" means Martin 2 LLC and includes all co-signers and co-makers signing the Note and all their successors and assigns.

Modification of Grantor Description. The section captioned "Grantor" on page 11 of the Mortgage is hereby amended to: The word "Grantor" means Martin 2 LLC Series 2 3512 Halsted has acquired the Real Property from Donald Martin and Samuel Martin subject to the Mortgage and hereby assumes all

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MODIFICATION OF MORTGAGE (Continued)

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obligations of Donald Martin and Samuel Martin under the Mortgage and agrees to be bound by and comply with all of the terms and provisions of the Mortgage.

Modification of Note Description. The section captioned "Note" on page 12 of the Mortgage is hereby amended to: The word "Note" means the promissory note dated June 6, 2017, in the original principal amount of \$742,075.61 from Borrower to Lender together with all renewals of, extensions of, modifications of, refinancing of, consolidations of, and substitutions for the promissory note or agreement.

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 6, 2017.

GRANTOR:

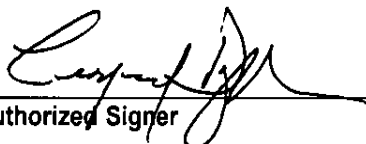
MARTIN 2 LLC SERIES 2 3512 HALSTED

By: 
Samuel Martin, Manager and Member of Martin 2 LLC Series 2
3512 Halsted

By: 
Donald Martin, Member of Martin 2 LLC Series 2 3512 Halsted

LENDER:

BEVERLY BANK & TRUST COMPANY, N.A.

x 
Authorized Signer

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MODIFICATION OF MORTGAGE (Continued)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF IL)
) SS
 COUNTY OF Will)

On this 12 day of JUNE, 2017 before me, the undersigned Notary Public, personally appeared **Samuel Martin, Manager and Member of Martin 2 LLC Series 2 3512 Halsted and Donald Martin, Member of Martin 2 LLC Series 2 3512 Halsted**, and known to me to be members or designated agents 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 they are authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

By MARIA SCARAMELLA Residing at Frankfort, IL

Notary Public in and for the State of IL

My commission expires 11-16-2020



Cook County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

LENDER ACKNOWLEDGMENT

STATE OF IL)
) SS
 COUNTY OF Will)

On this 12 day of JUNE, 2017 before me, the undersigned Notary Public, personally appeared LEONARD ZIELSKI and known to me to be the SVP, authorized agent for **Beverly Bank & Trust Company, N.A.** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Beverly Bank & Trust Company, N.A.**, duly authorized by **Beverly Bank & Trust Company, N.A.** 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 **Beverly Bank & Trust Company, N.A.**.

By MARIA SCARAMELLA Residing at Frankfort, IL
 Notary Public in and for the State of IL
 My commission expires 11-16-2020

