

# UNOFFICIAL COPY

**RECORDATION REQUESTED BY:**

1st Equity Bank  
3956 West Dempster St  
Skokie, IL 60076

Doc#: 1725417020 Fee: \$54.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 09/11/2017 09:49 AM Pg: 1 of 4

**WHEN RECORDED MAIL TO:**

1st Equity Bank  
3956 West Dempster St  
Skokie, IL 60076

**SEND TAX NOTICES TO:**

1st Equity Bank  
3956 West Dempster St  
Skokie, IL 60076

**FOR RECORDER'S USE ONLY**

**This Modification of Mortgage prepared by:**

DUBRAVKA IVANCIC, LOAN DEPT  
1st Equity Bank  
3956 West Dempster St  
Skokie, IL 60076

## MODIFICATION OF MORTGAGE

**THIS MODIFICATION OF MORTGAGE** dated June 26, 2017, is made and executed between 7400 S. ROCKWELL LLC, whose address is 3774 W. DEVON, LINCOLNWOOD, IL 60712 (referred to below as "Grantor") and 1st Equity Bank, whose address is 3956 West Dempster St, Skokie, IL 60076 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated February 26, 2015 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

**RECORDED ON JUNE 2, 2015, AS DOCUMENT #1515356012, KAREN A. YARBROUGH, COOK COUNTY RECORDER OF DEEDS.**

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

LOTS 2 THRU 9, 11 THRU 139 AND 141 IN THE FINAL PLAT OF SUBDIVISION OF MARQUETTE VILLAGE, BEING A SUBDIVISION OF PART OF THE THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 23, 2007 AS DOCUMENT 0711322000, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 7400 S. ROCKWELL, CHICAGO, IL 60629. The Real Property tax identification number is 19-25-232-002-0000.

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

**THIS MODIFICATION RENEWS THE PRINCIPAL AND EXTENDS THE MATURITY DATE TO 12/26/2017 AS EVIDENCED BY A CHANGE IN TERMS AGREEMENT DATED 6/26/2017.**

**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

#820076

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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 CONSIDERATION.** GRANTOR ACKNOWLEDGES THAT IT HAS REQUESTED THIS LOAN AND THAT IT RECEIVES BENEFIT FROM LENDER MAKING THIS LOAN TO BORROWER. GRANTOR IS PLEDGING COLLATERAL IN ORDER TO INDUCE LENDER TO MAKE LOAN TO BORROWER. GRANTOR UNDERSTANDS THAT IF SUCH COLLATERAL PLEDGE WERE NOT PROVIDED LENDER WOULD NOT MAKE SUCH LOAN. .

**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 26, 2017.**

**GRANTOR:****7400 S. ROCKWELL LLC**By: **ELIYAHU STEFFANSKY, Manager of 7400 S. ROCKWELL LLC**By: **ROBERT MOBERG, Authorized Signatory of 7400 S. ROCKWELL LLC****LENDER:****1ST EQUITY BANK**X **Authorized Signer**

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**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**STATE OF ILLINOISCOUNTY OF COOK)  
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On this 26th day of June, 2017 before me, the undersigned Notary Public, personally appeared **ELIYAHU STEFANSKY, Manager of 7400 S. ROCKWELL LLC and ROBERT MOBERG, Authorized Signatory of 7400 S. ROCKWELL LLC**, 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 Judith Stern Residing at \_\_\_\_\_Notary Public in and for the State of ILLINOISMy commission expires 7-29-2020

**1<sup>ST</sup> Equity Bank**  
**3956 W. Dempster**  
**Skokie, IL 60076**

Notary of Cook County Clerk's Office

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**LENDER ACKNOWLEDGMENT**STATE OF ILLINOIS

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) SS

COUNTY OF COOK

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On this 26th day of June, 2017 before me, the undersigned Notary Public, personally appeared LOUIS JKOLOM and known to me to be the President, authorized agent for **1st Equity Bank** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **1st Equity Bank**, duly authorized by **1st Equity 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 **1st Equity Bank**.

By Judith Stern

Residing at \_\_\_\_\_

Notary Public in and for the State of ILLINOISMy commission expires 7-29-2020

**1<sup>st</sup> Equity Bank**  
**3956 W. Dempster**  
**Skokie, IL 60076**