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Doc#. 1728549085 Fee: \$62.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/12/2017 09:03 AM Pg: 1 of 8

40072269-DDI
RECORDATION REQUESTED BY:
Evergreen Bank Group *1/1*
Oak Brook Office
1515 West 22nd Street, Suite
100W

Oak Brook, IL 60523

non agency
WHEN RECORDED MAIL TO:

Evergreen Bank Group
Oak Brook Office
1515 West 22nd Street, Suite
100W
Oak Brook, IL 60523

SEND TAX NOTICES TO:

MRC Holdings LLC
19638 Star Island Drive
Boca Raton, FL 33498

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

Michael Obremski, Paralegal
Evergreen Bank Group
1515 West 22nd Street, Suite 100W
Oak Brook, IL 60523

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated May 27, 2017, is made and executed between MRC Holdings LLC, an Illinois limited liability company with an address at 19638 Star Island Drive, Boca Raton, FL 33498 (referred to below as "Grantor") and Evergreen Bank Group, whose address is 1515 West 22nd Street, Suite 100W, Oak Brook, IL 60523 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated January 27, 2016 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

That certain Mortgage and Assignment of Rents from Grantor to Lender dated as of January 27, 2016 and recorded February 1, 2016 with the Office of the Recorder of Deeds of Cook County, Illinois as Document Nos. 1603208090 and 1603208091, respectively.

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

PARCEL 1:

UNIT 7607-1 IN ESSEX PLACE CONDOMINIUMS, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: LOT 35 AND LOT 36 IN BLOCK 7 IN SOUTH SHORE PARK, A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0625110023, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

COMMONLY KNOWN AS: 7607 S. ESSEX AVE., UNIT 1, CHICAGO, IL;
PIN: 21-30-309-028-1001.

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MODIFICATION OF MORTGAGE (Continued)

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PARCEL 2:

UNIT 7607-2 IN ESSEX PLACE CONDOMINIUMS, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: LOT 35 AND LOT 36 IN BLOCK 7 IN SOUTH SHORE PARK, A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0625110023, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

COMMONLY KNOWN AS: 7607 S. ESSEX AVE., UNIT 2, CHICAGO, IL;
PIN: 21-30-309-028-1002.

PARCEL 3:

UNIT 7607-3 IN ESSEX PLACE CONDOMINIUMS, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: LOT 35 AND LOT 36 IN BLOCK 7 IN SOUTH SHORE PARK, A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0625110023, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

COMMONLY KNOWN AS: 7607 S. ESSEX AVE., UNIT 3, CHICAGO, IL;
PIN: 21-30-309-028-1003.

PARCEL 4:

UNIT NUMBER 1404-1 IN THE MILLENNIUM CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 26, 27, 28, 29, 30, 31 AND 32 IN BLOCK 15 IN JOHN G. SHORTALL TRUSTEE'S SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010554581, AND AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

ALSO:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NO. P-3, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0010554581.

COMMONLY KNOWN AS: 1404 E. 73RD ST., UNIT 1, CHICAGO, IL;
PIN: 20-26-214-042-1003.

PARCEL 5:

UNIT NO. 2230-1, IN CRANDON PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 26 TO 30, BOTH INCLUSIVE, IN BLOCK 1 IN THE RESUBDIVISION OF LOTS 1 TO 24, BOTH INCLUSIVE, IN BLOCK 10, LOTS 1 TO 24, BOTH INCLUSIVE, IN BLOCK 11, AND LOTS 3 TO 24, BOTH INCLUSIVE, IN BLOCK 12 IN SOUTH SHORE DIVISION NO. 5 BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 88181959, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2230 E. 70TH PL., UNIT 1, CHICAGO, IL;
PIN: 20-24-425-009-1010.

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MODIFICATION OF MORTGAGE (Continued)

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PARCEL 6:

UNIT NO. 2230-3, IN CRANDON PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 26 TO 30, BOTH INCLUSIVE, IN BLOCK 1 IN THE RESUBDIVISION OF LOTS 1 TO 24, BOTH INCLUSIVE, IN BLOCK 10, LOTS 1 TO 24, BOTH INCLUSIVE, IN BLOCK 11, AND LOTS 3 TO 24, BOTH INCLUSIVE, IN BLOCK 12 IN SOUTH SHORE DIVISION NO. 5 BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 88181959, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2230 E. 70TH PL., UNIT 3, CHICAGO, IL;
PIN: 20-24-425-009-1012.

PARCEL 7:

UNIT NO. 7014-3, IN CRANDON PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 26 TO 30, BOTH INCLUSIVE, IN BLOCK 1 IN THE RESUBDIVISION OF LOTS 1 TO 24, BOTH INCLUSIVE, IN BLOCK 10, LOTS 1 TO 24, BOTH INCLUSIVE, IN BLOCK 11, AND LOTS 3 TO 24, BOTH INCLUSIVE, IN BLOCK 12 IN SOUTH SHORE DIVISION NO. 5 BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 88181959, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 7014 S. CRANDON AVE., UNIT 3, CHICAGO, IL;
PIN: 20-24-425-009-1003

PARCEL 8:

UNIT NUMBER 2370-1 IN SOUTH SHORE VILLA CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL): THE SOUTHEAST QUARTER OF BLOCK 6, (EXCEPT THE NORTH 50 FEET THEREOF AND ALSO EXCEPTING THAT PART CONVEYED TO THE SOUTH CHICAGO RAILROAD COMPANY DEED DATED MAY 7, 1884, AND RECORDED JUNE 20, 1884 AS DOCUMENT 555031 IN BOOK 1482, PAGE 626) IN SOUTH SHORE DIVISION NUMBER 5, BEING A SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO DECLARATION OF CONDOMINIUM MADE BY LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 1, 1965, KNOWN AS TRUST NUMBER 34440, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT 23176891; AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2370 E. 69TH ST., CHICAGO, IL;
PIN: 20-24-413-006-1034.

PARCEL 9:

UNIT 3-2, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN THE HIGHLAND CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0010230271, AND AS AMENDED FROM TIME TO TIME, IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,

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MODIFICATION OF MORTGAGE (Continued)

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ILLINOIS.

COMMONLY KNOWN AS: 7026 S. CREGIER AVE., UNIT E-2, CHICAGO, IL;
PIN: 20-24-325-058-1005.

The Real Property or its address is commonly known as 7607 South Essex Avenue, Unit 1, Chicago, Illinois 60649 (as to Parcel 1); 7607 South Essex Avenue, Unit 2, Chicago, Illinois 60649 (as to Parcel 2); 7607 South Essex Avenue, Unit 3, Chicago, Illinois 60649 (as to Parcel 3); 1404 East 73rd Street, Unit 1, Chicago, Illinois 60619 (as to Parcel 4); 2230 East 70th Place, Unit 1, Chicago, Illinois 60649 (as to Parcel 5); 2230 East 70th Place, Unit 3, Chicago, Illinois 60649 (as to Parcel 6); 7014 South Crandon Avenue, Unit 3, Chicago, Illinois 60649 (as to Parcel 7); 2370 East 69th Street, Unit 2370-1, Chicago, Illinois (as to Parcel 8); and 7026 South Cregier Avenue, Unit E-2, Chicago, Illinois 60649 (as to Parcel 9), Chicago, IL. The Real Property tax identification number is 21-30-309-028-1001 (as to Parcel 1); 21-30-309-028-1002 (as to Parcel 2); 21-30-309-028-1003 (as to Parcel 3); 20-26-214-042-1003 (as to Parcel 4); 20-24-425-009-1010 (as to Parcel 5); 20-24-425-009-1012 (as to Parcel 6); 20-24-425-009-1003 (as to Parcel 7); 20-24-413-006-1034 (as to Parcel 8); and 20-24-325-058-1005 (as to Parcel 9).

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

Grantor and Lender hereby agree that the aforementioned Mortgage and Assignment of Rents are hereby modified as follows:

All references to the provisions on page four (4) of the Mortgage and page four (4) of the Assignment of Rents together with any additional references elsewhere in the documents pertaining to the prior "Revolving Line of Credit" provision are hereby stricken in their entirety.

The definition of the term "Note" on page fifteen (15) of the Mortgage and page ten (10) of the Assignment of Rents is hereby amended and restated in its entirety to read as follows:

"Note. The word "Note" mean the promissory note originally dated January 27, 2016, in the original principal amount of \$320,000.00 from Grantor to Lender as the same is hereby amended and modified by that promissory Note dated as of May 27, 2017, in the principal amount of \$249,500.00 from Grantor to Lender (the "Modified Note"), together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement. The interest rate on the Modified Note is 5.250% based on a year of 360 days. Payments on the Modified Note are to be made in accordance with the following payment schedule: in 59 regular payments of \$1,506.56 each and one irregular last payment estimated at \$223,641.52. Grantor's first payment is due June 27, 2017, and all subsequent payments are due on the same day of each month after that. Grantor's final payment will be due on May 27, 2022, and will be for all principal and all accrued interest not yet paid. Payments include principal and interest."

All other terms and conditions of the Mortgage and Assignment of Rents shall remain unchanged.

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.

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MODIFICATION OF MORTGAGE (Continued)

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED MAY 27, 2017.

GRANTOR:

MRC HOLDINGS LLC

By: Phuc P. Nguyen, Manager of MRC Holdings LLC

By: Yuhua Nguyen, Manager of MRC Holdings LLC

LENDER:

EVERGREEN BANK GROUP

x Carolyn A. Qweh, Vice President

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MODIFICATION OF MORTGAGE (Continued)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

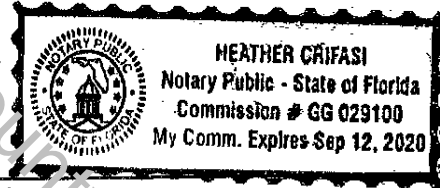
STATE OF Florida)
) SS
 COUNTY OF Palm Beach)

On this 28th day of June, 2017 before me, the undersigned Notary Public, personally appeared **Phuc P. Nguyen, Manager of MRC Holdings 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 Heather Crifasi Residing at 2291 Powerline Rd
Boca Raton, FL 33433

Notary Public in and for the State of Florida

My commission expires 9/12/2020



Palm Beach County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Florida)

COUNTY OF Palm Beach)
) SS
)

On this 28th day of June, 2017 before me, the undersigned Notary Public, personally appeared **Yuhua Nguyen, Manager of MRC Holdings 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 Heather Crifasi

Residing at 22191 Powerline Rd
Boca Raton, FL 33433

Notary Public in and for the State of Florida

My commission expires 9/12/2020



Palm Beach County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

LENDER ACKNOWLEDGMENT

STATE OF IL)
)
) SS
 COUNTY OF Cook)
)

On this 17th day of July, 2017 before me, the undersigned Notary Public, personally appeared Carolyn A. Owen and known to me to be the Vice President, authorized agent for Evergreen Bank Group, that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of Evergreen Bank Group, duly authorized by Evergreen Bank Group 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 Evergreen Bank Group.

By Cynthia Gilmore Residing at _____

Notary Public in and for the State of _____

My commission expires 12/18/19

