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RECORDATION REQUESTED BY:

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

Doc#: 1734518050 Fee: \$60.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/11/2017 10:02 AM Pg: 1 of 7

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 July 28, 2017, is made and executed between LAUNDRYMARK, LLC; HAIM GABI; STORAGE ONE, INC.; AVI TZUR PARTNERS; and AVINOAM GABI, whose address is 655 W IRVING PARK, CHICAGO, IL 60613 (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 April 28, 2014 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

RECORDED ON MARCH 18, 2015 AS DOCUMENT #1507756049, 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:

KIMBALL LEGAL

UNIT NUMBERS 101, 102, 202, 203, 301, 302, and 303 IN THE KIMBALL MANOR CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1 (EXCEPT FOR THE NORTH 7 FEET THEREOF) 2, 3 AND 4 IN BLOCK 1 IN TORREY'S ADDITION TO SOUTH EVANSTON, A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0711015040 AND AS AMENDED BY DOCUMENT NUMBER 0812022007; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

LAUNDRY LEGAL

UNIT COMMERCIAL -3, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN THE PARK PLACE TOWER I CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0011020878, AND AS AMENDED FROM TIME TO TIME, IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD

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PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

STORAGE LEGAL

THE FOLLOWING DESCRIBED PROPERTY TAKEN AS A SINGLE TRACT OF LAND WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +507.14 FEET CHICAGO CITY DATUM AND BELOW A HORIZONTAL PLANE HAVING AN ELEVATION +516.74 FEET CHICAGO CITY DATUM: LOTS 4 TO 8 AND LOT 9 (EXCEPT THAT PART THEREOF LYING EAST OF A LINE RUNNING NORTH AND SOUTH AT RIGHT ANGLES TO THE NORTH LINE OF SAID LOT 9, 215.2 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 9) IN CARSON AND CHYTRAUS' ADDITION TO CHICAGO, A SUBDIVISION OF BLOCK 1 IN EQUITABLE TRUST COMPANY'S SUBDIVISION OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH LOTS 9 AND 10 IN BLOCK 1 IN PELEG HALL'S ADDITION TO CHICAGO IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 21 AFORESAID TOGETHER WITH THAT PART OF VACATED FRONTIER AVENUE, FORMERLY BEACH COURT VACATED ORDINANCE RECORDED AS DOCUMENT NUMBER 20816906, LYING WEST OF AND ADJOINING LOTS 9, 10, 11 AND 12 AND LYING EAST OF AND ADJOINING LOTS 5, 6, 7 AND 8 IN CARSON AND CHYTRAUS' ADDITION TO CHICAGO, AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

NILES LEGAL

PARCEL ONE: UNIT 314, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN NILES CENTER CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED DECEMBER 14, 2004 AS DOCUMENT NO. 0434934084, IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL TWO: THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENT KNOWN AS PARKING SPACE P-45 AND STORAGE SPACE S23 AS DELIENATED ON THE SURVEY ATTACHED TO THE DECLARATION, AFORESAID.

The Real Property or its address is commonly known as 8250 KIMBALL AVE. UNITS: #101, #102, #202, #203, #301, #302, and #303 SKOKIE, IL 60076 ("KIMBALL"); 8232 NILES CENTER RD UNIT NO. 314 SKOKIE IL 60077 ("NILES"); 655 W IRVING PARK RD, UNIT-C3 ("LAUNDRY") & 56TH FLOOR ("STORAGE"), CHICAGO, IL 60613, IL. The Real Property tax identification number is 10-23-403-078-1001 (KIMBALL UNIT # 101)

10-23-403-078-1005 (KIMBALL UNIT # 202)

10-23-403-078-1003 (KIMBALL UNIT # 301)

10-23-403-078-1004 (KIMBALL UNIT # 102)

10-23-403-078-1008 (KIMBALL UNIT # 203)

10-23-403-078-1006 (KIMBALL UNIT # 302)

10-23-403-078-1009 (KIMBALL UNIT # 303)

14-21-101-047-2124 & 14-21-101-054-2124 (LAUNDRY)

14-21-101-038, 041, 043 & 045 (New PIN 14-21-101-049-0000 & 14-21-101-052-0000) (STORAGE)

10-21-405-074-1037 (NILES).

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

THIS MODIFICATION RENEWS THE PRINCIPAL AND EXTENDED THE MATURITY DATE TO JULY 28, 2020 AS EVIDENCED BY A CHANGE IN TERMS AGREEMENT DATED JULY 28, 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 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

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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.

TAX AND INSURANCE RESERVES. Grantor agrees to establish and maintain a reserve account to be retained from the initial proceeds of the loan evidenced by the Note in such amount deemed to be sufficient by Lender to (A) create an adequate cushion and (B) provide enough funds to be in a position to make timely payment of real estate taxes and insurance premiums as otherwise required herein. Grantor shall pay monthly into that reserve account an amount equivalent to 1/12 of the annual real estate taxes on the Real Property and 1/12 of the annual premiums for the policies of insurance required to be maintained herein, as estimated by Lender, so as to provide sufficient funds for the payment of each year's real estate taxes and insurance premiums one month prior to the date the real estate taxes and insurance premiums become delinquent. Grantor shall further pay into the reserve account a monthly pro-rata share of all assessments and other charges which may accrue against the Real Property. If the amount so estimated and paid shall prove to be insufficient to pay such real estate taxes, insurance premiums, assessments and other charges, Grantor shall pay the difference on demand of Lender. All such payments shall be carried in an interest-free reserve account with Lender, provided that if this Mortgage is executed in connection with the granting of a mortgage on a single-family owner-occupied residential property, Grantor, in lieu of establishing such reserve account, may pledge an interest-bearing savings account with Lender to secure the payment of estimated real estate taxes, insurance premiums, assessments, and other charges. Lender shall have the right to draw upon the reserve (or pledge) account to pay such items, and Lender shall not be required to determine the validity or accuracy of any item before paying it. Nothing herein or in any of the Related Documents shall be construed as requiring Lender to advance other monies for such purposes, and Lender shall not incur any liability for anything it may do or omit to do with respect to the reserve account. All amounts in the reserve account are hereby pledged to further secure the Indebtedness, and Lender is hereby authorized to withdraw and apply such amounts on the Indebtedness upon the occurrence of an Event of Default as described below.

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.

WAIVER OF RIGHT OF REDEMPTION. NOTWITHSTANDING ANY OF THE PROVISIONS TO THE CONTRARY CONTAINED IN THIS MORTGAGE, GRANTOR HEREBY WAIVES, TO THE EXTENT PERMITTED UNDER 735 ILCS 5/15-1601(b) OR ANY SIMILAR LAW EXISTING AFTER THE DATE OF THIS MORTGAGE, ANY AND ALL RIGHTS OF REDEMPTION ON GRANTOR'S BEHALF AND ON BEHALF OF ANY OTHER PERSONS PERMITTED TO REDEEM THE PROPERTY.

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GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED JULY 28, 2017.

GRANTOR:

LAUNDRYMARK, LLC

By: [Signature]
HAIM GABI, Manager of LAUNDRYMARK, LLC

X [Signature]
HAIM GABI, Individually

STORAGE ONE, INC.

By: [Signature]
HAIM GABI, President of STORAGE ONE, INC.

AVI TZUR PARTNERS

By: [Signature]
HAIM GABI, General Partner of AVI TZUR PARTNERS

X [Signature]
AVINOAM GABI, Individually

LENDER:

1ST EQUITY BANK

X [Signature]
Authorized Signer

Property of Cook County Clerk's Office

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MODIFICATION OF MORTGAGE

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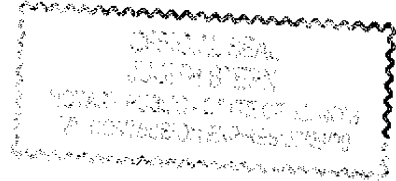
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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF ILLINOIS)

) SS

COUNTY OF COOK)



On this 28th day of July, 2017 before me, the undersigned Notary Public, personally appeared **HAIM GABI, Manager of LAUNDRYMARK, 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 _____ Residing at _____

Notary Public in and for the State of ILLINOIS

1st Equity Bank
3956 W. Dempster
Skokie, IL 60076

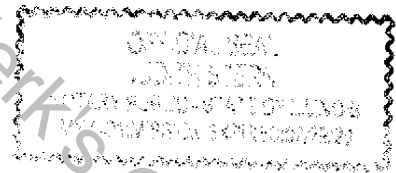
My commission expires 7-29-2020

INDIVIDUAL ACKNOWLEDGMENT

STATE OF ILLINOIS)

) SS

COUNTY OF COOK)



On this day before me, the undersigned Notary Public, personally appeared **HAIM GABI and AVINOAM GABI**, to me known to be the individuals described in and who executed the Modification of Mortgage, and acknowledged that they signed the Modification as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 28th day of July, 2017.

By _____ Residing at _____

Notary Public in and for the State of ILLINOIS

1st Equity Bank
3956 W. Dempster
Skokie, IL 60076

My commission expires 7-29-2020

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CORPORATE ACKNOWLEDGMENT

STATE OF ILLINOIS

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COUNTY OF COOK



On this 28th day of July, 2017 before me, the undersigned Notary Public, personally appeared **HAIM GABI, President of STORAGE ONE, INC.**, and known to me to be an authorized agent of the corporation that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, 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 corporation.

By Judith Stern

Residing at 1st Equity Bank

3956 W. Dempster
Skokie, IL 60076

Notary Public in and for the State of ILLINOIS

My commission expires 7-29-2020

PARTNERSHIP ACKNOWLEDGMENT

STATE OF ILLINOIS

)

) SS

)

COUNTY OF COOK



On this 28th day of July, 2017 before me, the undersigned Notary Public, personally appeared **HAIM GABI, General Partner of AVI TZUR PARTNERS**, and known to me to be a partner or designated agent of the partnership that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the partnership, by authority of statute or its Partnership 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 partnership.

By Judith Stern

Residing at 1st Equity Bank

3956 W. Dempster
Skokie, IL 60076

Notary Public in and for the State of ILLINOIS

My commission expires 7-29-2020

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LENDER ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)



On this 28th day of JULY, 2017 before me, the undersigned Notary Public, personally appeared LOUIS SKOLON 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 ILLINOIS

My commission expires 7-29-2020

1st Equity Bank
3956 W. Dempster
Skokie, IL 60076

Clerk's Office