

# UNOFFICIAL COPY

After Recording Return to:

Edward A. Trio  
Gould & Ratner LLP  
222 N. LaSalle St., Suite 800  
Chicago, IL 60601



\*1735506092\*

Doc# 1735506092 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/21/2017 03:40 PM PG: 1 OF 3

(Space Above This Line for Recording Data)

## NOTE AND MORTGAGE MODIFICATION AGREEMENT

This Note and Mortgage Modification Agreement ("Agreement") is made as of this 31<sup>st</sup> day of October, 2017, between SHIMRIT SCHER ("Borrower") and the SCHER FAMILY LIMITED PARTNERSHIP ("Lender").

### RECITALS

A. Borrower executed and delivered to Lender a certain Note dated November 24, 2010, in the principal amount of \$568,026.74 maturing November 24, 2019 (the "Note").

B. The Note was secured by a Mortgage recorded on December 6, 2010 with the Cook County Recorder of Deeds as Document Number 1034013032 (the "Mortgage"), encumbering the property commonly known as 160 E. Illinois Street, Unit 2208, Chicago, Illinois 60611 as legally described in Exhibit A attached to this Agreement (the "Property").

C. The parties desire to modify the Note and the Mortgage to extend the maturity date and to modify the interest rate under the Note.

**NOW, THEREFORE**, in consideration of the mutual undertakings herein stated, the parties agree as follows:

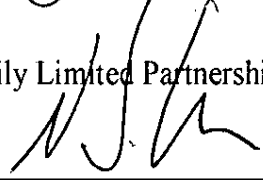
1. As of the date hereof, the unpaid principal balance due under the Note is \$568,026.74.
2. Effective as of the date hereof, the interest rate shall be increased from One and Fifty Nine One-hundredths percent (1.59%) per annum to One and Eighty Five One-hundredths percent (1.85%) per annum.
3. Effective as of the date hereof, the maturity date shall be October 31, 2026.
4. Payments of interest and principal shall be due in nine installments, as follows:  
\$10,508.49, representing interest only, on October 31, 2018, and on the 31<sup>st</sup> day of each November thereafter for a period of seven years, with a final payment of principal and interest of \$ 578,535.23 on October 31, 2026.
5. Except as modified by this Agreement, the Note and the Mortgage are hereby ratified and confirmed. The parties agree that the Note and the Mortgage, as modified herein, remain in full force and effect in accordance with their respective terms.

# UNOFFICIAL COPY

**IN WITNESS WHEREOF**, the parties hereto have executed this Agreement as of the day and year first above written.

  
\_\_\_\_\_  
Shimrit Scher, Borrower

©  
Sher Family Limited Partnership, Lender

By:   
\_\_\_\_\_  
Natan Scher, Trustee, Natan Scher  
Revocable Trust, General Partner

STATE OF ILLINOIS     )  
  ) ss.  
COUNTY OF COOK     )

**I HEREBY CERTIFY** that on this 9<sup>th</sup> day of December, 2017, before me a Notary Public for the state and county aforesaid, personally appeared SHIMRIT SCHER, known to me or satisfactorily proven to be the same person whose name is subscribed to the foregoing instrument, who acknowledged that she has executed such instrument for the purposes therein set forth.

**IN WITNESS WHEREOF**, I have set my hand and Notarial Seal the day and year first above written.

  
\_\_\_\_\_  
Notary Public


My commission expires: May 31<sup>st</sup>, 2020

STATE OF ILLINOIS     )  
  ) ss.  
COUNTY OF COOK     )



**I HEREBY CERTIFY** that on this 9<sup>th</sup> day of December, 2017, before me a Notary Public for the state and county aforesaid, personally appeared NATAN SCHER, known to me or satisfactorily proven to be the same person whose name is are subscribed to the foregoing instrument, who acknowledged that he has executed such instrument for the purposes therein set forth.

**IN WITNESS WHEREOF**, I have set my hand and Notarial Seal the day and year first above written.

  
\_\_\_\_\_  
Notary Public

My commission expires: May 31<sup>st</sup>, 2020



# UNOFFICIAL COPY

## EXHIBIT A

PARCEL 1: UNIT 2208 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE AVENUE EAST CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0725315094, IN THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-405, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

PARCEL 3: EXCLUSIVE USE FOR STORAGE PURPOSES IN AND TO STORAGE SPACE NO. 124, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Address of Property: 160 East Illinois Street, Unit 2208  
Chicago, IL 60611

Permanent Tax Index No. PIN: 17-10-126-011-1118

4836-6050-0823, v. 1