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1806625004

RECORDATION REQUESTED BY:

First Bank of Highland Park
Northbrook Office
633 Skokie Blvd.
Northbrook, IL 60062

Doc# 1806625004 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/07/2018 12:00 PM PG: 1 OF 4

WHEN RECORDED MAIL TO:

First Bank of Highland Park
Northbrook Office
633 Skokie Blvd.
Northbrook, IL 60062

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

FIRST BANK OF HIGHLAND PARK
1835 First Street
Highland Park, IL 60035

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated February 1, 2018, is made and executed between A.S.B. PROPERTIES LLC, an Illinois limited liability company, whose address is 6624 N. NAVAJO AVENUE, LINCOLNWOOD, IL 60712 (referred to below as "Grantor") and First Bank of Highland Park, whose address is 633 Skokie Blvd., Northbrook, IL 60062 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated April 4, 2005 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

Recorded April 20, 2005 as Document No. 0511026037 together with an Assignment of Rents dated April 4, 2005 and recorded April 20, 2005 as Document No. 0511026038.

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

LOTS 13, 14, 15 AND 16 IN BLOCK 1 OF KEENEY'S ADDITION TO ROGERS PARK, BEING A SUBDIVISION OF 55.487 ACRES NORTH OF AND ADJOINING THE SOUTH 45.63 ACRES OF THAT PART OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 2000 WEST MORSE AVE, CHICAGO, IL 60645. The Real Property tax identification number is 11-31-116-045-0000.

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

The definition of **Note** is hereby amended and restated as follows: The word "Note" means the promissory note dated April 4, 2005, in the original principal amount of \$2,975,000.00 and the promissory note dated April 10, 2008, in the original principal amount of \$650,000.00, from Grantor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement. The consolidated outstanding principal balance is \$2,790,804.24. The interest rate on the Note is 4.500% based on a year of 360 days. Payments on the Note are to be made in accordance with the following payment schedule: in 59 regular payments of

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MODIFICATION OF MORTGAGE

(Continued)

\$19,690.75 each and one irregular last payment estimated at \$2,199,988.60. Grantor's first payment is due March 4, 2018, and all subsequent payments are due on the same day of each month after that. Grantor's final payment will be due on February 4, 2023, and will be for all principal and all accrued interest not yet paid. Payments include principal and interest.

Add the following **Extension Option** paragraph: At maturity, provided that all Lender's requirements detailed in the Note have been met, Lender agrees to extend the Note for an additional five (5) years to February 4, 2028 (the "extended maturity"). The rate during the extension period will be reset to a fixed rate equal Lender's market rate at that time for a similar loan product and term. Borrower will pay 59 monthly payments during the extension period, beginning March 4, 2023. Payments will be reset to principal and interest in an amount calculated to amortize the outstanding principal balance at maturity based on the reset interest rate and a twelve (12) year amortization. Borrower's final payment for all outstanding principal plus all accrued unpaid interest will be due on February 4, 2028


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 FEBRUARY 4, 2018.

GRANTOR:

A.S.B. PROPERTIES LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

By: 
 ANNA BASIC, Managing Member of A.S.B. PROPERTIES LLC,
 an Illinois limited liability company

By: 
 STJEPAN BASIC, Managing Member of A.S.B. PROPERTIES
 LLC, an Illinois limited liability company


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MODIFICATION OF MORTGAGE

(Continued)

LENDER:

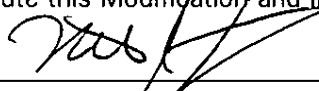
FIRST BANK OF HIGHLAND PARK

X 
 Authorized Signer

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois)
) SS
 COUNTY OF Lake)

On this 22nd day of February, 2018 before me, the undersigned Notary Public, personally appeared **ANNA BASIC, Managing Member of A.S.B. PROPERTIES LLC, an Illinois limited liability company and STJEPAN BASIC, Managing Member of A.S.B. PROPERTIES LLC, an Illinois limited liability company**, 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  Residing at Round Lake Beach, IL

Notary Public in and for the State of Illinois

My commission expires 11/16/20



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MODIFICATION OF MORTGAGE

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LENDER ACKNOWLEDGMENT

STATE OF Illinois)
)
) SS
 COUNTY OF Lake)

On this 22nd day of February, 2018 before me, the undersigned Notary Public, personally appeared Marcus D. Frye and known to me to be the Vice President, authorized agent for **First Bank of Highland Park** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **First Bank of Highland Park**, duly authorized by **First Bank of Highland Park** 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 **First Bank of Highland Park**.

By [Signature] Residing at Round Lake Beach, IL

Notary Public in and for the State of Illinois

My commission expires 11/16/20

