

# UNOFFICIAL COPY

**WHEN RECORDED MAIL TO:**

Iroquois Federal Savings and  
Loan Association  
Savoy  
108 Arbours Drive  
P.O. Box 727  
Savoy, IL 61874



Doc# 1816922021 Fee \$48.25

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/18/2018 10:58 AM PG: 1 OF 5



Property of Cook County Clerk's Office

This Modification of Mortgage prepared by:  
Vida J. Friedlein, Commercial Loan Specialist  
Iroquois Federal Savings and Loan Association  
108 Arbours Drive  
Savoy, IL 61874

## MODIFICATION OF MORTGAGE

**THIS MODIFICATION OF MORTGAGE** dated April 23, 2018, is made and executed between Chicago Urban Realty LLC, an Illinois limited liability company (referred to below as "Grantor") and Iroquois Federal Savings and Loan Association, whose address is 108 Arbours Drive, P.O. Box 727, Savoy, IL 61874 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated May 8, 2015 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded on June 2, 2015 as Document No. 1515316027 and Assignment of Rents dated May 8, 2015 and recorded on June 2, 2015 as Document No. 1515316028 with Cook County Recorder, Cook County, IL.

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

P1: UNIT 3004 IN 474 NORTH LAKE SHORE DRIVE, A CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 2 IN BLOCK "S" IN CITY FRONT CENTER AND PART OF THE OGDEN SLIP LYING SOUTHERLY OF AND ADJOINING SAID LOT 2, BEING A PART OF THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED NOVEMBER 10, 2005 AS DOCUMENT 0531422075, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

P2: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS RESTRICTIONS AND EASEMENTS RECORDED NOVEMBER 10, 2005 AS DOCUMENT NO. 0531422073

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COOK COUNTY  
CLERK'S OFFICE

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Loan No: 75000389

(Continued)

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The Real Property or its address is commonly known as 474 N. Lake Shore Drive #3004, Chicago, IL 60611. The Real Property tax identification number is 17-10-222-007-1166.

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

Modify the definition of Note to the following: Promissory Note dated May 8, 2015, in the original Principal Amount of \$800,000.00, with interest thereon at the rate of 4.50% per annum; Promissory Note dated June 10, 2016, in the original Principal Amount of \$763,000.00, with interest thereon at the rate of 4.50% per annum.; Promissory Note dated June 10, 2016, in the original Principal Amount of \$1,397,000.00, with interest thereon at the rate of 4.50% per annum and Promissory Note dated April 23, 2018, in the original Principal Amount of \$50,000.00, with interest thereon at the initial rate of 4.75% per annum from Grantor to Lender, together with all renewals of, extensions of, modifications of, re-financings of, consolidations of, and substitutions for the Promissory Note or Agreement. .

**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 APRIL 23, 2018.**

**GRANTOR:**

**CHICAGO URBAN REALTY LLC**

By: 

Hareesh Jethani, Manager of Chicago Urban Realty LLC

By: 

Vijay Bhagia, Manager of Chicago Urban Realty LLC

**LENDER:**

**IROQUOIS FEDERAL SAVINGS AND LOAN ASSOCIATION**

x 

Mark P. McHale, Executive Vice President

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## MODIFICATION OF MORTGAGE

Loan No: 75000389

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### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Texas

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) SS

COUNTY OF Harris

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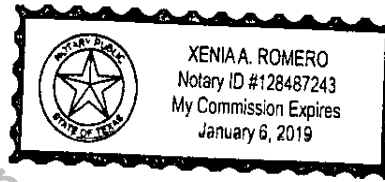
On this 23<sup>rd</sup> day of April, 2018 before me, the undersigned Notary Public, personally appeared **Vijay Bhagia, Manager of Chicago Urban Realty LLC**, and known to me to be a member or designated agent of the limited liability company that executed the Modification of Mortgage and acknowledged 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 Xenia A Romero

Residing at 1200 Clear Lake City Blvd  
Houston TX 77062

Notary Public in and for the State of Texas

My commission expires January 6, 2019



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## MODIFICATION OF MORTGAGE

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Loan No: 75000389

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### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Texas )

) SS

COUNTY OF Harris )

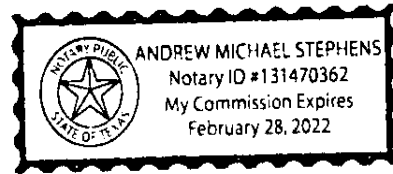
On this 24<sup>th</sup> day of April, 2018 before me, the undersigned Notary Public, personally appeared **Haresh Jethani, Manager of Chicago Urban Realty LLC**, and known to me to be a member or designated agent of the limited liability company that executed the Modification of Mortgage and acknowledged 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 Andrew Stephens

Residing at City of Houston

Notary Public in and for the State of Texas

My commission expires 02/28/2022



Harris County Clerk's Office

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## MODIFICATION OF MORTGAGE

Loan No: 75000389

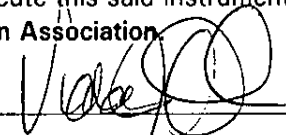
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### LENDER ACKNOWLEDGMENT

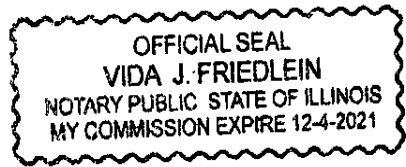
STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF CHAMPAIGN )

On this 24<sup>th</sup> day of April, 2018 before me, the undersigned Notary Public, personally appeared **Mark P. McHale** and known to me to be the **Executive Vice President**, authorized agent for **Iroquois Federal Savings and Loan Association** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Iroquois Federal Savings and Loan Association**, duly authorized by **Iroquois Federal Savings and Loan Association** 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 **Iroquois Federal Savings and Loan Association**.

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

Notary Public in and for the State of IL

My commission expires 12/4/21



NOTARY PUBLIC OF COOK COUNTY Clerk's Office