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1817818182

Doc# 1817818182 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/27/2018 04:56 PM PG: 1 OF 5

WHEN RECORDED MAIL TO:

LAKESIDE BANK
Loan Operations
1055 W ROOSEVELT RD
CHICAGO, IL 60608

SEND TAX NOTICES TO:

LAKESIDE BANK
UIC/NEAR WEST
1055 W ROOSEVELT RD
CHICAGO, IL 60608

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

Ramona Khachi, Paralegal
LAKESIDE BANK
1055 W ROOSEVELT RD
CHICAGO, IL 60608

MODIFICATION OF MORTGAGE



000000000060951391074006012018#####

THIS MODIFICATION OF MORTGAGE dated June 1, 2018, is made and executed between GPA MONTICELLO, LLC, whose address is 5773 N. Lincoln Avenue, Chicago, IL 60659 (referred to below as "Grantor") and LAKESIDE BANK, whose address is 1055 W ROOSEVELT RD, CHICAGO, IL 60608 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated December 1, 2016 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded at the Cook County Recorder of Deeds on December 12, 2016 as Document Number 1634706191.

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

LOT 15 IN BLOCK 2 IN HINDMAN'S FIRST ADDITION TO WEST RAVENSWOOD SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE EAST 60 ACRES OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 4814-16 N. Monticello Avenue, Chicago, IL 60625. The Real Property tax identification number is 13-11-327-028-0000.

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MODIFICATION OF MORTGAGE

Loan No: 60951391

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

(A) The maturity date of the loan is hereby extended to June 1, 2023, (B) the Principal Amount of the loan is increased to \$997,500.00, and (C) The Interest Rate is amended to 5.00% fixed, per annum. All other terms and conditions of the loan documents shall remain in full force and effect.

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 JUNE 1, 2018.

GRANTOR:

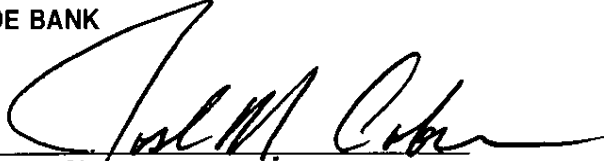
GPA MONTICELLO, LLC

By: 
Ron D. Abrams, Manager/Member of GPA MONTICELLO, LLC

By: 
Samuel Z. Gross, Manager/Member of GPA MONTICELLO, LLC

LENDER:

LAKESIDE BANK

X 
Authorized Signer

Property of Cook County Clerk's Office

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MODIFICATION OF MORTGAGE

(Continued)

Loan No: 60951391

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

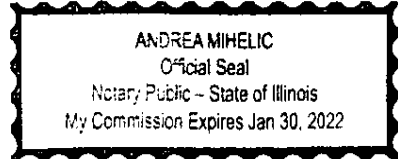
STATE OF IL)
) SS
 COUNTY OF COOK)

On this 25 day of Jan, 2018 before me, the undersigned Notary Public, personally appeared **Ron D. Abrams, Manager/Member of GPA MONTICELLO, 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 [Signature] Residing at 5773 N. LINCOLN AVE
CHICAGO, IL 60656

Notary Public in and for the State of IL

My commission expires 1/30/22



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MODIFICATION OF MORTGAGE

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

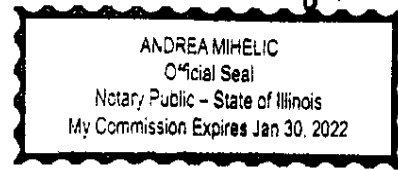
STATE OF IL)
) SS
 COUNTY OF COOK)

On this 25th day of June, 2018 before me, the undersigned Notary Public, personally appeared **Samuel Z. Gross, Manager/Mamber of GPA MONTICELLO, 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 [Signature] Residing at 5773 N. Lincoln Ave
Chicago, IL

Notary Public in and for the State of IL

My commission expires 1/30/22



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MODIFICATION OF MORTGAGE

(Continued)

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LENDER ACKNOWLEDGMENT

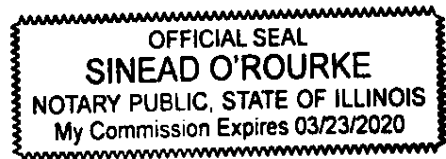
STATE OF Illinois)
)
) SS
 COUNTY OF Cook)

On this 23rd day of June, 2018 before me, the undersigned Notary Public, personally appeared JOHN COVREN and known to me to be the VP lending, authorized agent for **LAKESIDE BANK** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **LAKESIDE BANK**, duly authorized by **LAKESIDE 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 **LAKESIDE BANK**.

By Sinead O'Rourke Residing at 2800 N. Ashland.

Notary Public in and for the State of Illinois

My commission expires 3/23/20



County Clerk's Office