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



1823644099

Doc# 1823644099 Fee \$56.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/24/2018 04:51 PM PG: 1 OF 10

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:
Lady McGuire
LAKESIDE BANK
1055 WEST ROOSEVELT ROAD
CHICAGO, IL 60608

MODIFICATION OF MORTGAGE



00000000060565494074006012018#####

THIS MODIFICATION OF MORTGAGE dated June 1, 2018, is made and executed between RZR LLC Bluestone, whose address is 333 South DesPlaines Street, Suite 207, Chicago, IL 60661; RZR LLC Roby, whose address is 333 South DesPlaines Street, Suite 207, Chicago, IL 60661; RZR LLC ETM, whose address is 333 South DesPlaines Street, Suite 207, Chicago, IL 60661 and RZR LLC DANVILLE, whose address is 333 South DesPlaines Street, Suite 207, Chicago, IL 60661 (referred to below as "Grantor") and LAKESIDE BANK, whose address is 1350 S. Michigan, CHICAGO, IL 60605 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated June 22, 2012 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded at the Cook County Recorder of Deeds on June 25, 2012 as Document Number 1217744052.

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

LOTS 10, 11, 14, 15 AND 18 IN BLOCK 4 IN GEORGE SMITH'S ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL ¼ OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

EXCEPTING THEREFROM THE ENTIRE CONDOMINIUM PARCEL INCLUDING THE SOUTH TOWER CONDOMINIUM PORTION 2035 AND THE NORTH TOWER CONDOMINIUM PORTION 2025 TAKEN AS A

Bm

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(Continued)**

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TRACT;

THAT PART OF LOTS 10, 11, 14, 15 AND 18 (EXCEPT THE WEST 34.0 FEET OF SAID LOTS TAKEN FOR WIDENING S. INDIANA AVENUE) TAKEN AS A SINGLE TRACT OF LAND WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +106.0 FEET (ALL ELEVATIONS HEREINAFTER DESCRIBED ARE CHICAGO CITY DATUM) AND IS BOUNDED AND DESCRIBED AS FOLLOWS: BEING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 00 DEGREES 01 MINUTES, 04 SECONDS EAST ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 262.22 FEET (THE WEST LINE OF SAID TRACT ALSO BEING THE EAST LINE OF S. INDIANA AVENUE AS WIDENED); THENCE NORTH 89 DEGREES, 59 MINUTES, 17 SECONDS EAST ALONG THE WESTERLY EXTENSION OF THE NORTH FACE OF AN EXISTING 5 STORY BRICK BUILDING AND ALONG THE NORTH FACE OF SAID 5 STORY BRICK BUILDING AND ALONG THE EASTERLY EXTENSION OF THE NORTH FACE OF SAID 5 STORY BRICK BUILDING, A DISTANCE OF 143.62 FEET TO THE EAST LINE OF SAID TRACT (THE EAST LINE OF SAID TRACT ALSO BEING THE WEST LINE OF A NORTH-SOUTH 20 FOOT PUBLIC ALLEY); THENCE SOUTH 00 DEGREES, 00 MINUTES, 31 SECONDS WEST ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 261.88 FEET TO THE SOUTHWEST CORNER OF SAID TRACT (THE SOUTHWEST CORNER OF SAID TRACT ALSO BEING THE SOUTHWEST CORNER OF LOT 18 AFORESAID); THENCE SOUTH 89 DEGREES, 51 MINUTES, 09 SECONDS WEST ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 143.66 FEET TO THE POINT OF BEGINNING (THE SOUTH LINE OF SAID TRACT ALSO BEING THE NORTH LINE OF E. 21ST STREET),

ALSO EXCEPTING FROM SAID TRACT, THAT PART OF SAID TRACT WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +32.85 FEET CHICAGO CITY DATUM AND IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 00 DEGREES, 01 MINUTES, 04 SECONDS EAST ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 131.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES, 01 MINUTES, 04 SECONDS EAST ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 59.20 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 5.94 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 5.10 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 4.72 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 1.36 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 5.38 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 27.54 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 6.53 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 35.40 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 22.59 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPTING FROM SAID TRACT THAT PART OF SAID TRACT LAND WHICH LIES BELOW A HORIZONTAL PLANE HAVING ELEVATION OF +32.85 FEET CHICAGO CITY DATUM AND IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING: AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 00 DEGREES, 01 MINUTES, 04 SECONDS EAST ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 202.17 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES, 01 MINUTES, 04 SECONDS EAST ALONG THE WEST LINE OF TRACT SAID TRACT, A DISTANCE OF 60.05 FEET; THENCE NORTH 89 DEGREES, 59 MINUTES, 17 SECONDS EAST, 22.35 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 43.37 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 3.11 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 8.46 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 6.0 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 8.22 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 19.48 FEET TO THE POINT BEGINNING

ALSO IN BLOCK 4 IN GEORGE SMITH'S ADDITION TO CHICAGO, IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; ALSO

EXCEPT THE FOLLOWING DESCRIBED PARCEL:

THAT PART OF LOT 10 IN GEORGE SMITH'S ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL

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MODIFICATION OF MORTGAGE (Continued)

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¼ OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +32.85 FEET AND IS BOUNDED AS DESCRIBED AS FOLLOWS: THE EAST 66.0 FEET OF THE WEST 100.00 FEET OF THE NORTH 11.38 FEET OF SAID LOT 10.

The Real Property or its address is commonly known as 2025-2029 South Indiana Avenue, Chicago, IL 60616. The Real Property tax identification number is 17-22-314-039-0000 and 17-22-314-040-0000 and 17-22-314-038-0000 and _____.

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

The loan is modified as follows: (1) The maturity date of the loan is hereby extended to June 1, 2023; (2) The Interest Rate is amended to 5.20% fixed per annum and payments with amortization will commence. 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.

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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 JUNE 1, 2018.

GRANTOR:

RZR LLC BLUESTONE

By: 

Mark R. Ordower, Sole Member/Manager of RZR LLC Bluestone

RZR LLC ROBY

MARK ORDOWER REVOCABLE TRUST DATED NOVEMBER 15, 2006,
Sole Member of RZR LLC Roby

By: 

Mark R. Ordower, Trustee of Mark Ordower Revocable Trust dated November 15, 2006

RZR LLC ETM

By: 

Mark R. Ordower, Manager of RZR LLC ETM

By: 

Jane Ordower, Manager of RZR LLC ETM

RZR LLC DANVILLE

By: 

Mark R. Ordower, Sole Member/Manager of RZR LLC DANVILLE

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MODIFICATION OF MORTGAGE (Continued)

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LENDER:

LAKESIDE BANK

X *[Signature]*
Authorized Signer

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF IL)
) SS
COUNTY OF Cook)

On this 2nd day of August, 2018 before me, the undersigned Notary Public, personally appeared **Mark R. Ordower, Sole Member/Manager of RZR LLC Bluestone**, 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 _____

Notary Public in and for the State of IL

My commission expires 05/11/22



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MODIFICATION OF MORTGAGE (Continued)

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF IL)
)
 COUNTY OF Cook) SS
)

On this 22nd day of August, 2018 before me, the undersigned Notary Public, personally appeared **Mark R. Ordower, Trustee of Mark Ordower Revocable Trust dated November 15, 2006, Sole Member of MZR LLC Roby**, 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 _____

Notary Public in and for the State of IL

My commission expires 05/11/22



NOTARY PUBLIC OF COOK COUNTY Clerk's Office

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF IL _____)

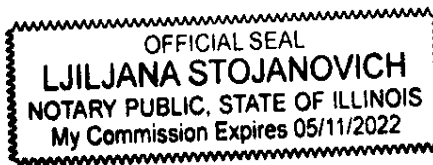
COUNTY OF Cook _____) SS

On this 21st day of August, 2018 before me, the undersigned Notary Public, personally appeared **Mark R. Ordower, Manager of RZR LLC ETM**, 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 IL _____

My commission expires 05/11/22



DEPARTMENT OF COOK COUNTY Clerk's Office

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

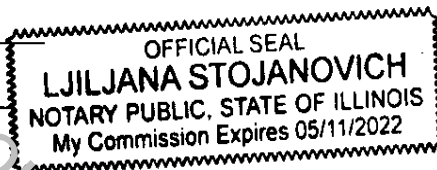
STATE OF IL)
) SS
 COUNTY OF Cook)

On this 21st day of August, 2018 before me, the undersigned Notary Public, personally appeared **Jane Ordower, Manager of RZR LLC ETM**, 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 _____

Notary Public in and for the State of IL

My commission expires 05/11/18



Notary of Cook County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

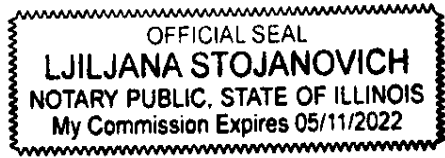
STATE OF IL)
)
 COUNTY OF Cook) SS
)

On this 21st day of August, 2018 before me, the undersigned Notary Public, personally appeared **Mark R. Ordower**, Sole Member/Manager of RZR LLC DANVILLE, 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 _____

Notary Public in and for the State of IL

My commission expires 05/11/22



Notary Public of Cook County Clerk's Office

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LENDER ACKNOWLEDGMENT

STATE OF IL)

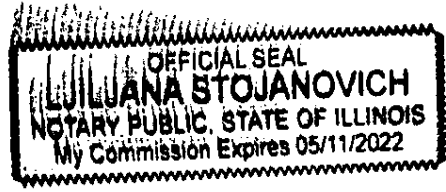
COUNTY OF Cook) SS

On this 22nd day of August, 2018 before me, the undersigned Notary Public, personally appeared NIKI WYCKENDT and known to me to be the VP, 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 [Signature] Residing at _____

Notary Public in and for the State of IL

My commission expires 05/11/22



Notary Public, State of Cook County, Clerk's Office