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RECORDATION REQUESTED BY:
FIRST NATIONS BANK
7757 W. DEVON AVENUE
CHICAGO, IL 60631-1509

Doc#: 1825455023 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/11/2018 12:05 PM Pg: 1 of 4

WHEN RECORDED MAIL TO:
FIRST NATIONS BANK
7757 W. DEVON AVENUE
CHICAGO, IL 60631-1509

SEND TAX NOTICES TO:
FIRST NATIONS BANK
7757 W. DEVON AVENUE
CHICAGO, IL 60631-1509

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:
SA - GRAND AVE TOWERS . 11051646-1
FIRST NATIONS BANK
7757 W. DEVON AVENUE
CHICAGO, IL 60631-1509

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated August 15, 2018, is made and executed between GRAND AVENUE TOWERS, LLC, whose address is 4644 N CUMBERLAND, CHICAGO, IL 60656 (referred to below as "Grantor") and FIRST NATIONS BANK, whose address is 7757 W. DEVON AVENUE, CHICAGO, IL 60631-1509 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated December 20, 2005 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

RECORDED ON JANUARY 13, 2006 IN THE COUNTY OF COOK WITH DOCUMENT NUMBERS 0601302230 AND 0601302231.

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

LOTS 2, 3, AND 4 IN VOLK BROTHERS' SUBDIVISION OF LOT 1 IN E.A. CUMMINGS AND COMPANY'S RESUBDIVISION OF LOT IN MONT CLARE HOME ADDITION IN THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

The Real Property or its address is commonly known as 7812-7816 W GRAND AVENUE, ELMWOOD PARK, IL 60707. The Real Property tax identification number is 12-25-316-124.

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

EXTEND MATURITY DATE BY ONE YEAR UNTIL AUGUST 15, 2019. MODIFY THE INTEREST RATE FROM 4.00% FIXED TO 4.50% FIXED. ALL OTHER TERMS AND CONDITIONS REMAIN THE SAME.

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

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MODIFICATION OF MORTGAGE

(Continued)

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 AUGUST 15, 2018.

GRANTOR:

GRAND AVENUE TOWERS, LLC

By: _____

VITO P. GALI, Manager of GRAND AVENUE TOWERS, LLC

LENDER:

FIRST NATIONS BANK

X _____
Authorized Signer

Property of Cook County Clerk's Office

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MODIFICATION OF MORTGAGE

(Continued)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF IL

)

) SS

COUNTY OF COOK

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On this 25 day of AUGUST, 2019 before me, the undersigned Notary Public, personally appeared **VITO P. CALI, Manager of GRAND AVENUE TOWERS, 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 *Sal Alaimo*

Residing at WILMINGTON, IL

Notary Public in and for the State of IL

My commission expires 11/16/20



CLERK'S OFFICE OF COOK COUNTY

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MODIFICATION OF MORTGAGE

(Continued)

LENDER ACKNOWLEDGMENT

STATE OF IL)
) SS
 COUNTY OF COOK)

On this 16 day of AUGUST, 2018 before me, the undersigned Notary Public, personally appeared DEBBIE KURT and known to me to be the LOAN OPERATIONS, authorized agent for **FIRST NATIONS BANK** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **FIRST NATIONS BANK**, duly authorized by **FIRST NATIONS 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 **FIRST NATIONS BANK**.

By [Signature] Residing at WAZZEDGE, IL

Notary Public in and for the State of IL

My commission expires 11/16/20

