

UNOFFICIAL COPY



RECORDATION REQUESTED BY:  
International Bank of Chicago  
5069 N. Broadway St.  
Chicago, IL 60640

Doc# 1826013016 Fee \$44.00

WHEN RECORDED MAIL TO:  
International Bank of Chicago  
5069 N. Broadway St.  
Chicago, IL 60640

RHSP FEE:\$9.00 RPRF FEE: \$1.00  
KAREN A. YARBROUGH  
COOK COUNTY RECORDER OF DEEDS  
DATE: 09/17/2018 10:55 AM PG: 1 OF 4

SEND TAX NOTICES TO:  
International Bank of Chicago  
5069 N. Broadway St.  
Chicago, IL 60640

FOR RECORDER'S USE ONLY

17006846LP 1 of 1

This Modification of Mortgage prepared by:  
Anne Yang, Loan Processor  
International Bank of Chicago  
5069 N. Broadway St.  
Chicago, IL 60640

**MODIFICATION OF MORTGAGE**

THIS MODIFICATION OF MORTGAGE dated 8/28/2018, is made and executed between Neder Capital Services LLC A.K.A Neder Capital Services, LLC , Illinois Limited Liability Company, whose address is 370 W Dundee Road, Wheeling, IL 60090 (referred to below as "Grantor") and International Bank of Chicago, whose address is 5069 N. Broadway St., Chicago, IL 60640 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated June 13, 2017 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

RECORDED ON JUNE 27, 2017 IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS AS DOCUMENT NUMBER 1717841021.

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

ALL OF LOTS 4, 5, 6, AND 7 AND LOT 8 (EXCEPT THE SOUTH 10 FEET 3 INCHES THEREOF) AND THE NORTH 8 FEET 3 INCHES OF THE SOUTH 10 FEET 3 INCHES OF LOT 8 IN BLOCK 152 IN MELROSE PARK, A SUBDIVISION OF LOT 3, 4, AND 5 IN THE SUBDIVISION OF THE SOUTH 1/2 OF SECTION 3 AND THAT PART OF SECTION 10, LYING NORTH OF THE CHICAGO NORTHWESTERN RAILROAD GALENA DIVISION, ALL IN TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 171 N 25th Ave, Melrose Park, IL 60160. The Real Property tax identification number is 15-10-100-003-0000 & 15-10-100-067-0000 & 15-10-100-073-0000.

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

THE ORIGINAL LOAN AMOUNT IS HEREBY INCREASED FROM \$950,000.00 TO \$1,000,000.00 EFFECTIVE AS OF AUGUST 28, 2018.

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

SY  
P  
S  
SC  
INT

**UNOFFICIAL COPY****MODIFICATION OF MORTGAGE  
(Continued)**

Page 2

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 8/28/2018.**

GRANTOR:

NEDER CAPITAL SERVICES LLC A/K/A NEDER CAPITAL SERVICES, LLC

By: 

Maya Stratosky, Member/Manager of Neder Capital Services  
LLC a/k/a Neder Capital Services, LLC

LENDER:

INTERNATIONAL BANK OF CHICAGO

x 

Authorized Signer

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## MODIFICATION OF MORTGAGE (Continued)

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF IL )  
 COUNTY OF Cook ) SS  
 )

On this 28 day of August, 2018 before me, the undersigned Notary Public, personally appeared **Maya Stratievsky, Member/Manager of Neder Capital Services LLC a/k/a Neder Capital Services, 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 Felix Polishchuk Residing at Buffalo Grove

Notary Public in and for the State of IL  
 My commission expires 10/06/2019



Cook County Clerk's Office

# UNOFFICIAL COPY

## MODIFICATION OF MORTGAGE (Continued)

### LENDER ACKNOWLEDGMENT

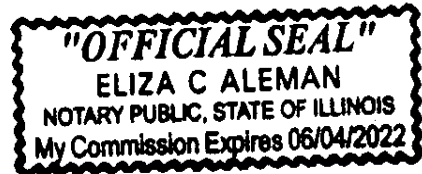
STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF COOK )

On this 28 day of AUGUST, 2018 before me, the undersigned Notary Public, personally appeared DENNIS LABIA and known to me to be the V.P., authorized agent for International Bank of Chicago that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of International Bank of Chicago, duly authorized by International Bank of Chicago 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 International Bank of Chicago.

By *[Signature]* Residing at MORTON GROVE, IL

Notary Public in and for the State of ILLINOIS

My commission expires 6-4-2023



Cook County Clerk's Office