

UNOFFICIAL COPY

RECORDATION REQUESTED BY:
ITASCA BANK & TRUST CO.
308 West Irving Park Road
Itasca, IL 60143



Doc# 1826149171 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/18/2018 04:01 PM PG: 1 OF 4

WHEN RECORDED MAIL TO:
ITASCA BANK & TRUST CO.
308 West Irving Park Road
Itasca, IL 60143

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:
CATHY M. BREWER, VICE PRESIDENT
ITASCA BANK & TRUST CO.
308 West Irving Park Road
Itasca, IL 60143

FIDELITY NATIONAL TITLE SC15011669
1all

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated September 12, 2018, is made and executed between CHARFORD PROPERTIES II, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY (referred to below as "Grantor") and ITASCA BANK & TRUST CO., whose address is 308 West Irving Park Road, Itasca, IL 60143 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated May 18, 2015 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

RECORDED MAY 22, 2015 AS DOCUMENT NUMBER 1514219130 AND ASSIGNMENT OF RENTS AS DOCUMENT 1514219131.

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

LOT 52 IN HOPKIN'S SUBDIVISION OF BLOCK 9 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 2312 W. OHIO ST., CHICAGO, IL 60612. The Real Property tax identification number is 17-07-113-023-0000.

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

THE PRINCIPAL BALANCE OF THE PROMISSORY NOTE SECURED BY THE AFORESAID MORTGAGE HAS BEEN INCREASED ON THE DATE OF THE MODIFICATION OF MORTGAGE FROM \$704,000.00 TO \$880,000.00. AT NO TIME SHALL THE PRINCIPAL AMOUNT OF INDEBTNESS SECURED BY THE MORTGAGE, NOT INCLUDING SUMS ADVANCED TO PROTECT THE SECURITY OF THE MORTGAGE, EXCEED \$1,760,000.00.

DEFINITION OF THE NOTE IS AMENDED AS FOLLOWS:

THE WORD "NOTE" MEANS THE PROMISSORY NOTE DATED SEPTEMBER 12, 2018, IN THE AMOUNT OF \$880,000.00 FROM GRANTOR TO LENDER, TOGETHER WITH ALL RENEWALS OF, MODIFICATIONS OF, REFINANCINGS OF, CONSOLIDATIONS OF, AND SUBSTITUTIONS FOR THE PROMISSORY NOTE OF

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

Loan No: 120200152

Page 2

AGREEMENT. ALL OTHER ORIGINAL 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 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 SEPTEMBER 12, 2018.

GRANTOR:

CHARFORD PROPERTIES II, LLC

By: 
LEHIGH COHEN, Manager of CHARFORD PROPERTIES II, LLC

By: 
ELIZABETH COHEN, Member of CHARFORD PROPERTIES II, LLC

LENDER:

ITASCA BANK & TRUST CO.

x 
Authorized Signer

PROPERTY OF Cook County Clerk's Office

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

Loan No: 120200152

Page 3

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF IL

)

COUNTY OF DUPAGE

) SS

)



On this 12th day of September, 2018 before me, the undersigned Notary Public, personally appeared **LEHIGH COHEN, Manager of CHARFORD PROPERTIES II, LLC and ELIZABETH COHEN, Member of CHARFORD PROPERTIES II, LLC**, and known to me to be members or designated agents 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 they are authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

By *[Signature]* Residing at Itasca

Notary Public in and for the State of IL

My commission expires 10/6/18

County Clerk's Office

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

Loan No: 120200152

Page 4

LENDER ACKNOWLEDGMENT

STATE OF IL _____)

COUNTY OF DUPAGE _____)

)
) SS
)



On this 12th day of September, 2018 before me, the undersigned Notary Public, personally appeared _____ and known to me to be the _____, authorized agent for ITASCA BANK & TRUST CO. that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of ITASCA BANK & TRUST CO., duly authorized by ITASCA BANK & TRUST CO. 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 ITASCA BANK & TRUST CO..

By Cathy Brewer _____ Residing at Itasca _____

Notary Public in and for the State of IL _____

My commission expires 10/6/18 _____

Property of Cook County Clerk's Office