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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/10/2018 10:20 AM PG: 1 OF 4

WHEN RECORDED MAIL TO:

Devon Bank
Chicago
6445 N. Western Ave.
Chicago, IL 60645

FOR RECORDER'S USE ONLY

18013791 L1801461
HW

This Modification of Mortgage prepared by:

Maria Garcia
Devon Bank
6445 N. Western Ave.
Chicago, IL 60645



DEVON BANK

MODIFICATION OF MORTGAGE



#####074008282018

THIS MODIFICATION OF MORTGAGE dated August 28, 2018, is made and executed between 5130 West North Avenue LLC, an Illinois limited liability company, successor by conversion of 5130 West North Avenue Limited Partnership, an Illinois limited partnership, whose address is 1 S Wacker Dr. Ste. 3000, c/o Avison Young, CHICAGO, IL 60610 (referred to below as "Grantor") and Devon Bank, whose address is 6445 N. Western Ave., Chicago, IL 60645 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated August 30, 2005 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

Mortgage and Assignment of Rents dated August 30, 2005 and recorded February 21, 2007 as document no. 0705231054, as modified from time time and Assignment of Rents dated August 28, 2013 and recorded November 27, 2013 as document no. 1333135028, respectively, with the office of the Cook County Recorder of Deeds

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

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MODIFICATION OF MORTGAGE (Continued)

LOTS 25 TO 40 BOTH INCLUSIVE IN BLOCK 9 IN ULLMANN'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE WEST 1/3 OF THE SOUTH 20 ACRES OF THE WEST 26.60 CHAINS OF THE SOUTHEAST 1/4, ALL IN SECTION 33, 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 5130 W NORTH AVE, CHICAGO, IL 60639-4447. The Real Property tax identification number is 13-33-421-035-0000; 13-33-421-036-0000; 13-33-421-037-0000; and 13-33-421-053-0000.

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

- 1.) The maturity date of the Note, Mortgage and Assignment of Rents is hereby extended to May 28, 2019;
- 2.) The fixed interest rate of 5.250% shall be adjusted to a fixed interest rate of 5.750%;
- 3.) The monthly payment(s) shall be adjusted as stated in the PAYMENT paragraph in Promissory Note dated 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 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 AUGUST 28, 2018.

GRANTOR:

5130 WEST NORTH AVENUE LLC

By:



Al Giudice, Member of 5130 West North Avenue LLC

THOMAS W. HAZEN LIVING TRUST DATED SEPTEMBER 9, 2009,
Member of 5130 West North Avenue LLC

By:



Shufen Zhao, Trustee of Thomas W. Hazen Living Trust Dated
September 9, 2009

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MODIFICATION OF MORTGAGE (Continued)

LENDER:

DEVON BANK

X [Signature]
Authorized Signer

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Ill

COUNTY OF Cook

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) SS
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On this 24 day of Sept, 18 before me, the undersigned Notary Public, personally appeared Al Giudice, Member of 5130 West North Avenue LLC and Shufen Zhao, Trustee of Thomas W. Hazen Living Trust Dated September 9, 2009, Member of 5130 West North Avenue 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 203 W Grand Ave

Notary Public in and for the State of Ill

My commission expires 11-3-18



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MODIFICATION OF MORTGAGE (Continued)

LENDER ACKNOWLEDGMENT

STATE OF Illinois)
)
 COUNTY OF Cook) SS
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On this 27 day of September, 2018 before me, the undersigned Notary Public, personally appeared Ken Knoll and known to me to be the VP, authorized agent for Devon Bank that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of Devon Bank, duly authorized by Devon 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 Devon Bank.

By Maria Garcia Residing at Chicago IL

Notary Public in and for the State of IL

My commission expires 7/27/2022



County Clerk's Office