

# UNOFFICIAL COPY

Doc#: 1831857110 Fee: \$64.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/14/2018 11:53 AM Pg: 1 of 9

Name and Return Address:

BMO Harris Bank, N.A.  
Attn: \_\_\_\_\_  
1200 E. Warrenville Rd. \_\_\_\_\_  
Naperville, IL 60563

Parcel Identifier Numbers:  
14-28-319-112-1172  
14-28-319-115-1240  
14-28-319-113-1225

## FIRST AMENDMENT TO MORTGAGE

THIS FIRST AMENDMENT TO MORTGAGE (this "Amendment") is entered into as of 10/31/2018, 2018 (the "Effective Date") between CLAUDIA TELLEZ, AS TRUSTEE OF THE CLAUDIA TELLEZ DECLARATION OF TRUST DATED NOVEMBER 18, 2010, AS MAY BE AMENDED, ("Borrower") and BMO HARRIS BANK N.A. ("Lender").

A. Borrower made a Mortgage dated September 30, 2015, in favor of Lender, and recorded with the Recorder of Deeds of Cook County, Illinois, on October 6, 2016, as Document No. 1627922022 (the "Original Mortgage"), encumbering the real property commonly known as Unit S707, 2550 N. Lakeview Ave., Chicago, Illinois, and legally described in the Original Mortgage as set forth on Exhibit A attached hereto, captioned "Original Legal Description," to secure a loan from Lender to Borrower evidenced by a promissory note of even date with the Original Mortgage in the original face amount of \$440,000.00.

B. Borrower is asking Lender to release Lender's mortgage lien on the parking space identified in Parcel 2A of the Original Legal Description as "Unit 50" (PIN 14-28-319-115-1240) so that Borrower can sell Unit 50 to another condominium owner in the same building as the Property. Lender has agreed to release its mortgage lien on Unit 50 on the condition that Borrower enter into this Amendment, granting Lender a first lien on the parking space identified in Parcel 2A of the Amended Legal Description, attached hereto as Exhibit B, as "Unit 35" (PIN 14-28-319-113-1225), which is also owned by Borrower.

**THEREFORE**, in consideration of the mutual covenants contained in this Amendment, and other collateral the receipt and sufficiency of which are acknowledged, the parties agree as follows:

1. From and after the Effective Date, the Original Mortgage is amended and modified as follows:

1.1 The attachment to the Original Mortgage captioned "Legal Description" is deleted and in its place is substituted the legal description set forth in Exhibit B to this Amendment, captioned "Amended Legal Description."

1.2 The definition of "Property," as described in the section of the Original Mortgage captioned "Transfer of Rights in the Property," refers to the real property described in Exhibit B to this Amendment.

186SA8170136A  
MM 5015

JK

# UNOFFICIAL COPY

2. Effective as of the Effective Date, Borrower remakes all representations, warranties and covenants in the Original Mortgage that refer or apply to the Property based on the description of the Property as described in Amendment B to this Amendment.

3. Except as amended hereby, all of the terms of the Original Mortgage remain in full force and effect, and Borrower affirms and ratifies all of the terms as conditions of the Original Mortgage as amended by this Amendment.

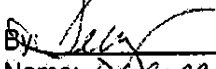
IN WITNESS WHEREOF, the parties have set their hands, as of the Effective Date.

**BORROWER:**

\_\_\_\_\_  
Claudia Tellez, as Trustee of the Claudia Tellez  
Declaration of Trust dated November 18, 2010,  
as may be amended

**LENDER:**

**BMO HARRIS BANK N.A.**

By:   
Name: DEBORAH M WOZNIAK  
Title: VP

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

2. Effective as of the Effective Date, Borrower remakes all representations, warranties and covenants in the Original Mortgage that refer or apply to the Property based on the description of the Property as described in Amendment B to this Amendment.

3. Except as amended hereby, all of the terms of the Original Mortgage remain in full force and effect, and Borrower affirms and ratifies all of the terms as conditions of the Original Mortgage as amended by this Amendment.

IN WITNESS WHEREOF, the parties have set their hands, as of the Effective Date.

**BORROWER:**

C. Tellez  
Claudia Tellez, as Trustee of the Claudia Tellez Declaration of Trust dated November 18, 2010, as may be amended

**LENDER:**

BMO HARRIS BANK N.A.

By: [Signature]  
Name: DEBORAH M. WOZNIAK  
Title: V.P.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

NOTARIES:

STATE OF ILLINOIS                    )  
  )SS  
COUNTY OF \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_\_, 2018, by Claudia Tellez, as Trustee of the Claudia Tellez Declaration of Trust dated November 18, 2010, as may be amended.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Name

My commission expires: \_\_\_\_\_

STATE OF ILLINOIS                    )  
  )SS  
COUNTY OF \_\_\_\_\_ )

This instrument was acknowledged before me on October 31, 2018 by Deborah M Wozniak -President of BMO HARRIS BANK N.A. on behalf of BMO HARRIS BANK N.A.

[Signature]  
Notary Public

Teresa Rocha  
Print Name

My commission expires: 10-3-2021



# UNOFFICIAL COPY

NOTARIES:

STATE OF ILLINOIS )  
COUNTY OF COOK )SS

This instrument was acknowledged before me on 11/1, 2018, by Claudia Tellez, as Trustee of the Claudia Tellez Declaration of Trust dated November 18, 2010, as may be amended.

Ashley Geraghty  
Notary Public

Ashley Geraghty  
Print Name



My commission expires: 08/06/19

STATE OF ILLINOIS )  
COUNTY OF \_\_\_\_\_ )SS

This instrument was acknowledged before me on October 31, 2018 by Deborah M Wozniak, President of BMO HARRIS BANK N.A. on behalf of BMO HARRIS BANK N.A.

Teresa Rocha  
Notary Public

Teresa Rocha  
Print Name

My commission expires: 10-3-2021



# UNOFFICIAL COPY

## EXHIBIT A ORIGINAL LEGAL DESCRIPTION

### LEGAL DESCRIPTION

Parcels: 14-28-319-112-1172  
14-28-319-115-1240

#### PARCEL 1A:

UNIT S7-07 IN THE LINCOLN PARK 2550, A CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

CERTAIN LOTS IN LINCOLN PARK 2520 SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 24, 2011 AS DOCUMENT NUMBER 1129722061, AS RE-RECORDED NOVEMBER 23, 2011 AS DOCUMENT 1132729082,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 29, 2011 AS DOCUMENT NUMBER 1136318007; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

#### PARCEL 1B:

RESIDENTIAL PARCEL EASEMENTS A NON-EXCLUSIVE EASEMENT FOR THE UNITS DESCRIBED IN PARCEL 1A ABOVE AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS MADE BY LAKE TOWER DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY DATED OCTOBER 27, 2011 AND RECORDED OCTOBER 27, 2011 AS DOCUMENT 1130029045 FOR THE PURPOSE OF

I) MAINTENANCE, STRUCTURAL SUPPORT, USE OF CERTAIN FACILITIES, ENCROACHMENTS, AND FOR COMMON WALLS, CEILINGS AND FLOORS, SIGNAGE, ACCESS TO STORAGE AREAS, LOADING DOCK AND TRASH ROOM, GARAGE SERVICE ELEVATOR AND STAIRWELLS, VALET PARKING OPERATIONS OVER THOSE PARTS OF THE GARAGE PARCEL AS DESCRIBED THEREIN.

II) INGRESS AND EGRESS FOR MAINTENANCE, STRUCTURAL SUPPORT, USE OF CERTAIN FACILITIES, ENCROACHMENTS, AND FOR COMMON WALLS, CEILINGS AND FLOORS, OVER THOSE PARTS OF THE SINGLE FAMILY HOME PARCEL DEFINED THEREIN.

AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR LINCOLN PARK 2550, A CONDOMINIUM, RECORDED DECEMBER 29, 2011 AS DOCUMENT NO. 1136318007, AS AMENDED BY AMENDMENT RECORDED JUNE 20, 2012 AS DOCUMENT 1217222014, AND AS AMENDED FROM TIME TO TIME.

#### PARCEL 1C:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE R60, FOR THE BENEFIT OF SAID UNIT S7-07, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION RECORDED DECEMBER 29, 2011 AS DOCUMENT NO. 1136318007, AS AMENDED BY AMENDMENT RECORDED JUNE 20, 2012 AS DOCUMENT 1217222014, AND AS AMENDED FROM TIME TO TIME.

# UNOFFICIAL COPY

PARCEL 2A:

UNIT 50 IN THE LINCOLN PARK 2550, A PARKING CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

CERTAIN LOTS IN LINCOLN PARK 2520 SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 24, 2011 AS DOCUMENT NUMBER 1129722061, AS RE-RECORDED NOVEMBER 23, 2011 AS DOCUMENT 1132729082;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 29, 2011 AS DOCUMENT NUMBER 1136318008; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2B:

GARAGE PARCEL EASEMENTS A NON-EXCLUSIVE EASEMENT FOR THE UNITS IN PARCEL 2A AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS MADE BY LAKE TOWER DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY DATED OCTOBER 27, 2011 AND RECORDED OCTOBER 27, 2011 AS DOCUMENT 1130029045 FOR THE PURPOSE OF INGRESS AND EGRESS FOR MAINTENANCE INCLUDING VENTILATION VENTS, STRUCTURAL SUPPORT, USE OF CERTAIN FACILITIES, ENCROACHMENTS, PEDESTRIAN EMERGENCY EGRESS, AND FOR COMMON WALLS, FLOORS AND CEILINGS OVER THOSE PARTS OF THE RESIDENTIAL PARCEL AND SINGLE FAMILY HOME PARCEL DEFINED THEREIN.

# UNOFFICIAL COPY

## EXHIBIT B AMENDED LEGAL DESCRIPTION

Parcels: 14-28-319-112-1172  
14-28-319-113-1225

### PARCEL 1A:

UNIT S7-07 IN THE LINCOLN PARK 2550, A CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

CERTAIN LOTS IN LINCOLN PARK 2520 SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 24, 2011 AS DOCUMENT NUMBER 1129722061, AS RE-RECORDED NOVEMBER 23, 2011 AS DOCUMENT 112729082;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 29, 2011 AS DOCUMENT NUMBER 1136318007; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

### PARCEL 1B:

RESIDENTIAL PARCEL EASEMENTS A NON-EXCLUSIVE EASEMENT FOR THE UNITS DESCRIBED IN PARCEL 1A ABOVE AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS MADE BY LAKE TOWER DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY DATED OCTOBER 27, 2011 AND RECORDED OCTOBER 27, 2011 AS DOCUMENT 1130029045 FOR THE PURPOSE OF

I) MAINTENANCE, STRUCTURAL SUPPORT, USE OF CERTAIN FACILITIES, ENCROACHMENTS, AND FOR COMMON WALLS, CEILINGS AND FLOORS, SIGNAGE, ACCESS TO STORAGE AREAS, LOADING DOCK AND TRASH ROOM, GARAGE SERVICE ELEVATOR AND STAIRWELLS, VALET PARKING OPERATIONS OVER THOSE PARTS OF THE GARAGE PARCEL AS DESCRIBED THEREIN.

II) INGRESS AND EGRESS FOR MAINTENANCE, STRUCTURAL SUPPORT, USE OF CERTAIN FACILITIES, ENCROACHMENTS, AND FOR COMMON WALLS, CEILINGS AND FLOORS, OVER THOSE PARTS OF THE SINGLE FAMILY HOME PARCEL DEFINED THEREIN.

AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR LINCOLN PARK 2550, A CONDOMINIUM, RECORDED DECEMBER 29, 2011 AS DOCUMENT NO. 1136318007, AS AMENDED BY AMENDMENT RECORDED JUNE 20, 2012 AS DOCUMENT 1217222014, AND AS AMENDED FROM TIME TO TIME.

### PARCEL 1C:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE R60, FOR THE BENEFIT OF SAID UNIT S7-07, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION RECORDED DECEMBER 29, 2011 AS DOCUMENT NO. 1136318007, AS AMENDED BY AMENDMENT RECORDED JUNE 20, 2012 AS DOCUMENT 1217222014, AND AS AMENDED FROM TIME TO TIME.

### PARCEL 2A:



# UNOFFICIAL COPY

UNIT 35 IN THE LINCOLN PARK 2550, A PARKING CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

CERTAIN LOTS IN LINCOLN PARK 2520 SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 24, 2011 AS DOCUMENT NUMBER 1129722061, AS RE-RECORDED NOVEMBER 23, 2011 AS DOCUMENT 1132729082;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 29, 2011 AS DOCUMENT NUMBER 1136318008; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2B:

GARAGE PARCEL EASEMENTS A NON-EXCLUSIVE EASEMENT FOR THE UNITS IN PARCEL 2A AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS MADE BY LAKE TOWER DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY DATED OCTOBER 27, 2011 AND RECORDED OCTOBER 27, 2011 AS DOCUMENT 1130029045 FOR THE PURPOSE OF INGRESS AND EGRESS FOR MAINTENANCE INCLUDING VENTILATION VENTS, STRUCTURAL SUPPORT, USE OF CERTAIN FACILITIES, ENCROACHMENTS, PEDESTRIAN EMERGENCY EGRESS, AND FOR COMMON WALLS, FLOORS AND CEILINGS OVER THOSE PARTS OF THE RESIDENTIAL PARCEL AND SINGLE FAMILY HOME PARCEL DEFINED THEREIN.