

# UNOFFICIAL COPY



Doc# 1836506244 Fee \$46.00

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EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/31/2018 03:02 PM PG: 1 OF 5

WHEN RECORDED MAIL TO:  
LAKESIDE BANK  
Loan Operations  
1055 W ROOSEVELT RD  
CHICAGO, IL 60608

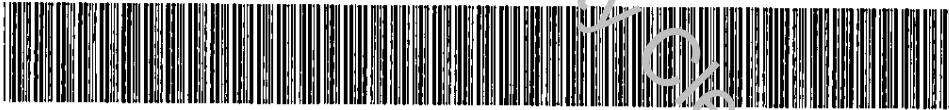
SEND TAX NOTICES TO:  
LAKESIDE BANK  
UIC/NEAR WEST  
1055 W ROOSEVELT RD  
CHICAGO, IL 60608

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

Lady McGuire  
LAKESIDE BANK  
1055 W ROOSEVELT RD  
CHICAGO, IL 60608

## MODIFICATION OF MORTGAGE



\*000000000060720391074011052018#####\*

THIS MODIFICATION OF MORTGAGE dated November 5, 2018, is made and executed between Hills Real Estate, LLC, whose address is 8060 N. Lawndale Avenue, Skokie, IL 60076 (referred to below as "Grantor") and LAKESIDE BANK, whose address is 55 W WACKER DRIVE, CHICAGO, IL 60601 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated October 31, 2013 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded at the Cook County Recorder of Deeds on December 4, 2013 as Document Number 1333816003.

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

PARCEL 1: THAT PART OF LOTS 1 AND 2 IN BLOCK 2 IN BLOCK 2 IN FREDERICK H. BARTLETT'S 95TH STREET AND ROBERTS ROAD SUBDIVISION OF THE WEST ½ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF A LINE DRAWN FROM A POINT ON THE WEST LINE OF SAID LOT 2 WHICH IS 23.03 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 2 TO A POINT ON THE EAST LINE OF SAID LOT 2, WHICH IS 22.75 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 2 WITH THE EAST LINE OF THE WEST

COOK COUNTY RECORDER OF DEEDS  
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(Continued)**

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27 FEET OF SAID LOT 2, THENCE WESTERLY ALONG A STRAIGHT LINE A DISTANCE OF 27 FEET TO A POINT ON THE WEST LINE OF SAID LOT 2, WHICH IS 23.03 FEET, NORTH OF SOUTHWEST CORNER OF SAID LOT 2, THENCE WESTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 73.38 FEET TO A POINT ON A CURVE CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 50 FEET AND TANGENT TO SAID CENTER LINE SAID POINT BEING 23.20 FEET NORTH OF MEASURED AT RIGHT ANGLES, TO THE SOUTH LINE OF SAID LOT 1, THENCE NORTHWESTERLY ALONG SAID CURVE A DISTANCE OF 78.54 FEET TO A POINT IN THE WEST LINE OF LOT 1, SAID POINT BEING 73.31 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 1 THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 100 FEET THENCE EASTERLY ALONG A STRAIGHT LINE A DISTANCE OF 150.38 FEET TO A POINT ON THE EAST LINE OF THE WEST 27 FEET OF SAID LOT 2 WHICH IS 150 FEET NORTH OF THE POINT OF BEGINNING, THENCE SOUTH ALONG THE EAST LINE OF THE WEST 27 FEET OF SAID LOT 2 A DISTANCE OF 150 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DEED FROM MARQUETTE NATIONAL BANK, A A NATIONAL BANKING ASSOCIATION AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 10, 1958 AND KNOWN AS TRUST NUMBER 977, TO SHELL OIL COMPANY, A DELAWARE CORPORATION, DATED JUNE 15, 1962 AND RECORDED JUNE 19, 1962 AS DOCUMENT 18507785, FOR PASSAGEWAY OVER: THAT PART OF LOT 1 IN BLOCK 2 IN FREDERICK H. BARLETT'S 95 AND ROBERTS ROAD SUBDIVISION AFORESAID, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF A LINE DRAWN FROM A POINT ON THE WEST LINE OF LOT 2 IN SAID BLOCK 2 WHICH IS 23.03 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 2, TO A POINT ON THE EAST LINE OF SAID LOT 2, WHICH IS 22.75 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 2, WITH THE EAST LINE OF THE WEST 27 FEET OF SAID LOT 2; THENCE NORTH ALONG THE EAST LINE OF THE WEST 27 FEET OF SAID LOT 2, A DISTANCE OF 150 FEET; THENCE WEST ALONG A STRAIGHT LINE, A DISTANCE OF 150.38 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1, WHICH IS 173.31 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 1 FOR A PLACE OF BEGINNING; THENCE EAST ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 20 FEET; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 28.34 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1, WHICH IS 193.31 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 20 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DEED FROM MARQUETTE NATIONAL BANK, A A NATIONAL BANKING ASSOCIATION AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 10, 1958 AND KNOW A TRUST NUMBER 977 TO SHELL OIL COMPANY, A DELAWARE CORPORATION DATED JUNE 15, 1962 AND RECORDED JUNE 19, 1962 AS DOCUMENT 18507785 AND RE-RECORDED JULY 17, 1962 AS DOCUMENT 18535501, FOR PASSAGEWAY OVER; THAT PART OF LOT 2 IN BLOCK 2 IN FREDERICK H. BARTLETT'S 95TH STREET AND ROBERTS ROAD SUBDIVISION AFORESAID, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF A LINE DRAWN FROM A POINT ON THE WEST LINE OF SAID LOT 2, WHICH IS 23.03 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 2, TO A POINT ON THE EAST LINE OF SAID LOT 2, WHICH IS 22.75 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 2, WITH THE EAST LINE OF THE WEST 27 FEET OF SAID LOT 2; THENCE EAST ALONG SAID LINE DRAWN FROM A POINT ON THE WEST LINE OF SAID LOT 2, WHICH IS 23.03 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 2, TO A POINT ON THE EAST LINE OF SAID LOT 2, WHICH IS 22.75 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 2, A DISTANCE OF 35 FEET; THENCE NORTHWESTERLY LINE OF A STRAIGHT LINE, A DISTANCE OF 42.09 FEET TO A POINT ON THE EAST LINE OF THE WEST 27 FEET SAID LOT 2, A DISTANCE OF 25 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 9459 South Roberts Road, Hickory Hills, IL 60457-2112. The Real Property tax identification number is 23-01-303-005-0000.

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

The maturity date of the loan is hereby extended to November 5, 2023 and the Interest Rate is amended to

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## MODIFICATION OF MORTGAGE (Continued)

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**5.50% fixed per annum. All other terms and conditions of the loan documents shall remain in full force and effect.**

**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 NOVEMBER 5, 2018.**

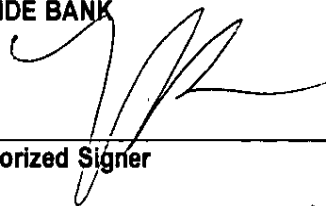
**GRANTOR:**

HILLS REAL ESTATE, LLC

By:   
Mahmood G. Lakha, Sole Member/Manager of Hills Real Estate, LLC

**LENDER:**

LAKESIDE BANK

X   
Authorized Signer

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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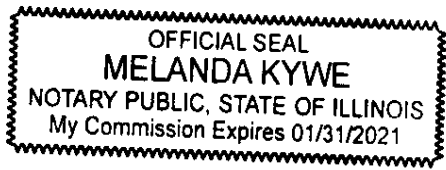
### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF IL )  
 )  
 COUNTY OF Cook ) SS  
 )

On this 31st day of December, 2018 before me, the undersigned Notary Public, personally appeared **Mahmood G. Lakha, Sole Member/Manager of Hills Real Estate, 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 Melanda Kywe Residing at Chicago, IL

Notary Public in and for the State of IL  
 My commission expires 01/31/2021



Cook County Clerk's Office

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### LENDER ACKNOWLEDGMENT

STATE OF IL )  
 ) SS  
 COUNTY OF Cook )

On this 31st day of December, 2018 before me, the undersigned Notary Public, personally appeared Ken Kosim and known to me to be the \_\_\_\_\_, authorized agent for **LAKESIDE BANK** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **LAKESIDE BANK**, duly authorized by **LAKESIDE 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 **LAKESIDE BANK**.

By Melanda Kywe Residing at Chicago, IL

Notary Public in and for the State of IL

My commission expires 01/31/2021

