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RECORDATION REQUESTED BY:
FIRST NATIONS BANK
7757 W. DEVON AVENUE
CHICAGO, IL 60631-1509

Doc#: 1910015032 Fee: \$54.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 04/10/2019 10:47 AM Pg: 1 of 4

WHEN RECORDED MAIL TO:
FIRST NATIONS BANK
7757 W. DEVON AVENUE
CHICAGO, IL 60631-1509

SEND TAX NOTICES TO:
FIRST NATIONS BANK
7757 W. DEVON AVENUE
CHICAGO, IL 60631-1509

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:
SA - ZITELLA, 11051954-3
FIRST NATIONS BANK
7757 W. DEVON AVENUE
CHICAGO, IL 60631-1509

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated March 18, 2019, is made and executed between **ZITELLA ON CENTRAL LLC**, whose address is **4970 N HARLEM AVE, HARWOOD HEIGHTS, IL 60706** (referred to below as "Grantor") and **FIRST NATIONS BANK**, whose address is **7757 W. DEVON AVENUE, CHICAGO, IL 60631-1509** (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated March 18, 2016 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

RECORDED IN COOK COUNTY ON APRIL 1, 2016 USING RECORDING NUMBERS 1609219009 & 1609219011.

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

PARCEL 1:

LOTS 11 AND 12 AND LOT 13 (EXCEPT THAT PART OF LOT 13, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 13; THENCE NORTH ALONG THE WEST LINE OF SAID LOT, A DISTANCE OF 2 1/4 INCHES; THENCE EAST FOR A DISTANCE OF 80.00 FEET TO A POINT WHICH IS 3-1/4 INCHES NORTH OF THE SOUTH LINE OF SAID LOT 13; THENCE SOUTH, A DISTANCE OF 3-1/4 INCHES TO THE SOUTH LINE OF LOT 13; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT TO THE PLACE OF BEGINNING); AND LOTS 14 AND 15 IN BLOCK 9 IN KENDALL'S BELMONT AND 56TH AVENUE SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 (EXCEPT THE SOUTH 30 ACRES THEREOF) OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 16, 17, 18, 19 AND 20 IN BLOCK 2 IN J. E. WHITE'S FIRST DIVERSEY PARK ADDITION, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTH 30 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, 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 **2917-2939 N CENTRAL AVE, CHICAGO, IL 60634.**

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The Real Property tax identification number is 13-28-116-008-0000; 13-28-116-009-0000; 13-28-116-042-0000; 13-28-116-044-0000; 13-28-116-046-0000; 13-28-116-047-0000.

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

EXTEND THE MATURITY DATE BY ONE YEAR UNTIL MARCH 18, 2020. MODIFIED THE INTEREST RATE FROM WALL STREET JOURNAL PRIME PLUS 0.50%, FLOATING TO WALL STREET JOURNAL PRIME, FLOATING WITH A CEILING OF 5.50%. ALL OTHER 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 MARCH 18, 2019.

GRANTOR:

ZITELLA ON CENTRAL LLC

ZITELLA MANAGEMENT LLC, Agent of ZITELLA ON CENTRAL LLC

By: 

SAM ZITELLA, Managing Member of ZITELLA MANAGEMENT LLC

LENDER:

FIRST NATIONS BANK

x 

Authorized Signer

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MODIFICATION OF MORTGAGE

(Continued)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

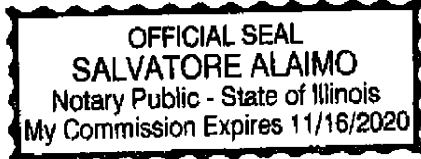
STATE OF IL)
) SS
 COUNTY OF COOK)

On this 18 day of MARCH, 2019 before me, the undersigned Notary Public, personally appeared **SAM ZITELLA**, Managing Member of **ZITELLA MANAGEMENT LLC, Agent of ZITELLA ON CENTRAL 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 Sal Alaimo Residing at NORRIDGE, IL

Notary Public in and for the State of IL

My commission expires 11/16/20



Notary Public of Cook County Clerk's Office

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MODIFICATION OF MORTGAGE

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LENDER ACKNOWLEDGMENT

STATE OF IL)
) SS
 COUNTY OF COOK)

On this 15 day of MARCH, 2019, before me, the undersigned Notary Public, personally appeared SUSIE PARDEN and known to me to be the LOAN OPERATIONS, authorized agent for **FIRST NATIONS BANK** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **FIRST NATIONS BANK**, duly authorized by **FIRST NATIONS 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 **FIRST NATIONS BANK**.

By *Sal Alaimo* Residing at NORRIDGE, IL

Notary Public in and for the State of IL

My commission expires 11/16/20



PROPERTY OF COOK COUNTY CLERK'S OFFICE