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THIS INSTRUMENT PREPARED BY:

Kelly A. Peterson, Esq.
Northeast Bank
200 Berkeley Street, 17th Floor
Boston, MA 02116

Doc#: 1917049209 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 06/19/2019 11:50 AM Pg: 1 of 5

RECORD AND RETURN TO:

Northeast Bank
P.O. Box 171679
Boston, MA 02117
Attn: Legal Dept.

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

MODIFICATION OF MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING AND ASSIGNMENT OF LEASES AND RENTS

This Modification of Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing and Assignment of Leases and Rents (the "Agreement") is effective as of May 30, 2019 by and between 3202 N Cicero LLC, an Illinois limited liability company with an address of 1030 N. Wolcott Avenue, Unit 3, Chicago, Illinois 60622 (the "Grantor") and Northeast Bank, a Maine banking corporation with an address of 50 Canal Street, Lewiston, ME 04240 (the "Bank").

The Bank is the current owner and holder of the following instruments:

- A. A certain Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated March 1, 2017 granted by the Grantor in favor of the Bank, recorded with the Cook County (Illinois) Recorder of Deeds (the "Recorder") on March 9, 2017 as Document No. 1706844010 (as modified or amended to date, the "Mortgage") affecting certain real property known and numbered as 3202 North Cicero Avenue, Chicago, Illinois 60641 (the "Property"); and
- B. A certain Assignment of Leases and Rents dated March 1, 2017 granted by the Grantor in favor of the Bank, recorded with the Recorder on March 9, 2017 as Document No. 1706844011 (the "AOR" and together with the Mortgage, the "Security Instruments"), which affects the Property.

The Security Instruments secure the present and future obligations, liabilities and indebtedness of the Grantor to the Bank, including without limitation, a certain Secured Promissory Note dated March 1, 2017 in the original principal amount of \$1,695,000.00 made by the Grantor payable to the Bank (as the same may have been modified or extended to date, the "Note").

The Bank capitalized certain outstanding amounts due and owing on the Note on or around the date of this Agreement. The Grantor and the Bank acknowledge and agree that with the capitalization of the amounts due and owing to the Bank under the Note and associated loan documents secured by the Security Instruments, the current total principal amount due the Bank as of the date of this Agreement, not including accrued and unpaid interest, is **\$1,836,720.83** (the "Unpaid Principal Balance"), as more fully set forth in that certain Modification Agreement of even date by and among the Grantor, a certain third party guarantor and the Bank (the "Modification Agreement").

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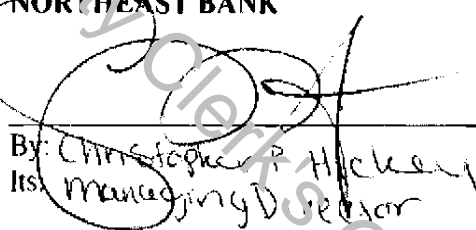
For valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned hereby agree as follows:

1. The Security Instruments shall secure (i) the Note, as amended by the Modification Agreement, now in an amount equal to the Unpaid Principal Balance, and (ii) all indebtedness, liabilities and obligations of the Grantor to the Bank, whether now existing or hereafter arising;
2. The Grantor does hereby MORTGAGE, ENCUMBER, GRANT, BARGAIN, SELL AND CONVEY unto the Bank, its successors and assigns, forever, for the benefit of the Bank with the power of sale and right of entry and possession, AND GRANTS TO THE BANK A SECURITY INTEREST in the Property described in the Mortgage to the secure the Note, as amended by the Modification Agreement;
3. The terms and provisions of the Security Instruments are hereby amended as and where necessary to effectuate the terms of this Agreement; and
4. Except as specifically amended herein, all terms and conditions of the Security Instruments are hereby ratified, confirmed, and reaffirmed.

This Agreement has been duly executed by the Grantor on behalf of the Bank as of the date first written above.


"Bank"

NORTHEAST BANK

By: 
Its: Managing Director

"Grantor"

3202 N CICERO LLC

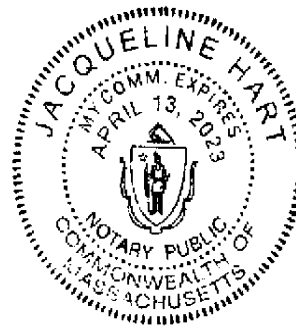

By: Todd Jason Smith
Its: Manager

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STATE OF Massachusetts
COUNTY OF Suffolk, ss.

On this 30th day of May, 2019, before me, the undersigned notary public, Christopher Hickey personally appeared, proved to me through satisfactory evidence of identification, which was identification based on DL, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose as Managing Director of Northeast Bank, a Maine chartered banking corporation, as the voluntary act of the company.

Jacqueline Hart
Notary Public
My Commission Expires: 4/13/23



STATE OF _____
COUNTY OF _____, ss.

On this ____ day of May, 2019, before me, the undersigned notary public, Todd Jason Smith personally appeared, proved to me through satisfactory evidence of identification, which was identification based on _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as Manager of 3202 N Cicero LLC, an Illinois limited liability company, as the voluntary act of the company.

Printed Name:
My Commission Expires:

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STATE OF IL
COUNTY OF Cook, ss.

On this 30th day of May, 2019, before me, the undersigned notary public Todd Smith personally appeared, proved to me through satisfactory evidence of identification, which was identification based on In Person, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose as _____ of Northeast Bank, a Maine chartered banking corporation, as the voluntary act of the company.

Andrew Newman
Notary Public
My Commission Expires:



STATE OF IL
COUNTY OF Cook, ss.

On this 30th day of May, 2019, before me, the undersigned notary public, Todd Jason Smith personally appeared, proved to me through satisfactory evidence of identification, which was identification based on In person, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as Manager of 3202 N Cicero LLC, an Illinois limited liability company, as the voluntary act of the company.

Andrew Newman
Printed Name:
My Commission Expires:



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Exhibit A

LOTS 7, 8, 9, AND 10 IN BLOCK 4 IN EDWARDS SUBDIVISION OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 13-21-422-039-0000

Common address: 3202 North Cicero Avenue, Chicago, Illinois 60641

Property of Cook County Clerk's Office