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This Instrument prepared by and mail to

Daniel E. Fajerstein 513 Chicago Avenue Evanston, Illinois 60202 Doc#. 1920349147 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds
Date: 07/22/2019 09:45 AM Pg: 1 of 4

Above Space for Recorder's Use Only

#### **MODIFICATION OF NOTE AND MORTGAGE**

THIS MODIFICATION OF NOTE AND MORTGAGE (the "Modification") is made this 24<sup>th</sup> day of June, 2019 by and between **FIRST MIDWEST BANK**, as trustee under the provisions of a trust agreement dated the 16<sup>th</sup> day of October, 2017 (the "Borrower" and "Mortgagor") and **CAPITAL FOR BIZ LLC** (the "Lender" and "Mortgagee") with reference to the rollowing facts: \*\*WORD\*\* ASTIGEST NO 22283

WHEREAS, By that certain Mortgage dated April 17, 2019, made by and between FIRST MIDWEST BANK, as trustee under the provisions of a trust agreement dated the 16th day of October, 2017, as Borrower and as Mortgagor, and CAPITAL FOR BIZ LLC, as Lender and as Mortgagee, recorded May 2, 2019 as Document 1912242069 in the Official Records of Cook County, Illinois, FIRST MIDWEST BANK, as trustee under the provisions of a trust agreement dated the 16th day of October, 2017, mortgaged to Lender / Mortgagee the property, located in Cook County, Illinois commonly known as 8711 W. Bryn Mawr / veruse, Unit 209, Chicago, Illinois 60631, as legally described in the Mortgage. The Mortgage secures, among other things, a promissory note in the original principal amount of TWENTY-TWO THOUSAND NINE HUNDRED SIXTY-FOUR and 44/100 DOLLARS (\$22,964.44) payable to the order of and delivered to the Mortgagee, in and by which note the Mortgagor promises to pay the said principal sum and interest at the rate and in installments as provided in said note, with a final payment of the balance due on the 1st day of January, 2019;

WHEREAS, Borrower and Mortgagor desire to borrow an additional \$20,000.00 from Mortgagor and

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WHEREAS, Lender and Mortgagee desire to lean an additional \$20,000.00 to Mortgagor:

NOW THEREFORE, the Mortgage recorded May 2, 2019 as Document 1912242069 in the Official Records of Cook County, Illinois shall be modified as follows:

- A. The balance due and owing as of June 24, 2019 is \$21,082.20. This balance shall be increased by an additional loan of \$20,000.00 to \$40,186.83.
- B. The new payment of \$1,000.00 per month will begin on July 1, 2019. All payments shall be in accordance with the attached amortization schedule with a final rayment of principal and interest due in the amount of \$1,271.95 on February 1, 2023.
- C. Except as modified and amended by this Modification, the Original Note, the Mortgage and any instruments, documents or agreements recorded by or incorporated in the Mortgace are combined and ratified. None of the rights of the Lender under the Original Note or the Mortgage are or shall be deemed to be prejudiced by reason of this Modification. Except as provided in this Modification, an an. this Modification shall not affect the Jian and charge of the Mortgage upon the property covered thereto.

Executed the year and date first above written.

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STATE OF	<del>\</del>				
COUNTY OF _	Will )	SS.			
					State aforesaid
DO HEREBY CI	ERTIFY, that _	Rosa Arias	Angeles	_asas_ of⊫	norted Staner
BANK, as trust	ee under the r	_ <sup>as</sup> provisions of	a trust agree	ment dated	IRST MIDWEST I the 16 <sup>th</sup> day of
					hose names are
•	Ų - U				y in person, and
					it as his free and
voluntary acr, all purposes the eli		and voluntary	act of said co	orporation, 1	for the uses and
	<b>5</b>		<b>A</b> .=15		_
Given und	der iny hand an	d official seal	this <u>25th</u>	_day of _	une.
2019.	1		1,		<b>.</b> .
<b>~~~~~</b>	FICIAL SEAL	* · · · · · · · · · · · · · · · · · · ·	1/6/11	i Ku	4//
<b>↓</b>	FRIE POWELL	<u> </u>	Notar	y Public	
	BLIC - STATE OF ILLINOI ; SSION EXPIRES:12/07/22	7		,	
······	<b>,,,,,,</b>	<b>~</b> `` EXHIBI	T "A"		

#### LEGAL DESCRIPTION

PARCEL 1: UNIT NO 209 IN 8711 W BRYN MAWR CONDOMINIUM, AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE IN THAT PART OF LOTS 16 TO 20, BOTH INCLUSIVE, AND LOTS 42 TO 45, BOTH INCLUSIVE, IN CHICAGO'S FOREST RIDGE ESTATES, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE NORTH 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING BELOW A HORIZONTAL PLANE OF 121.12 FEET ABOVE CHICAGO CITY DATUM, ALL IN COOK COUNTY, ILLINOIS, WHICH PLAT IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 30, 2002 AS DOCUMENT NUMBER 0020610405, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO THE UNIT AS SET FORTH IN SAID DECLARATION.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS STORAGE SPACE B34 AND PARKING B34, B22, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0020610405.

**Property Index Number:** 

12-11-104-032-1009

**Property Commonly Known As:** 

8711 W. Bryn Mawr Avenue, Unit 209,

Chicago, Illinois 60631

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# **UNOFFICIAL COPY**

LENDER AND MORTGAGEE:

**CAPITAL FOR BIZ LLC** 

	$A \rightarrow A$	
Ву:	_ omul per	
•	COMETAS DILANJIAN	
lts.	Manager	
STAT	E OF ILLINOIS )	
COU	NTY OF GOK ) SS	

I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that COMETAS DILANJIAN, as Manager of Capital for Biz LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set for n. including the release and waiver of the right of homestead.

Given under my hand and notarial seal this a total day of June, 2019.

"OFFICIAL SEAL"
MARIA LYNNETTE A. SAMANIEGO
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11/25/2021

Notary Public

This instrument is executed by FIRST MIDWEST BANK, not personally but solely as Trustee under Trust No. 22283, in the exercise of the power and authority conferred upon and vested in it as such Trustee. All the terms, provisions, stipulations, covenants and conditions to be performed by FIRST MIDWEST BANK, are undertaken by it solely as Trustee, as aforesaid, and not individually, and all statements herein made are made on information and belief and are to be construed accordingly, and no personal liability shall be asserted or be enforceable against FIRST MIDWEST BANK, by reason of any of the terms, provisions, stipulations, covenants and/or statements contained in this instrument.

FIRST MIDWEST BANK, as trustee under the provisions of a trust agreement dated the 16th day of October, 2017 Known 15th Was 22283 and not passenally.

By:

Authorized Signer

Its:

Authorized Signer