

# UNOFFICIAL COPY

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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 following facts: *VMON TRUST 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 16<sup>th</sup> 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 16<sup>th</sup> day of October, 2017, mortgaged to Lender / Mortgagee the property, located in Cook County, Illinois commonly known as 8711 W. Bryn Mawr Avenue, 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 **1<sup>st</sup> day of January, 2019;**

**WHEREAS**, Borrower and Mortgagor desire to borrow an additional \$20,000.00 from Mortgagee 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 payment 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 Mortgage 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, this Modification shall not affect the lien and charge of the Mortgage upon the property covered thereto.

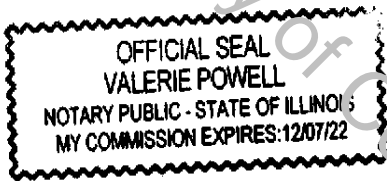
Executed the year and date first above written.

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STATE OF Ill )  
COUNTY OF Will )ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Rosa Arias Angeles as Authorized Signer and Peggy A. Regas as Authorized Signer of **FIRST MIDWEST BANK**, as trustee under the provisions of a trust agreement dated the 16<sup>th</sup> day of **October, 2017**, and personally known to me to be the same persons whose names are 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, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 25<sup>th</sup> day of June, 2019.



Valerie Powell  
Notary Public

### EXHIBIT "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 NORTHWEST 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

