

UNOFFICIAL COPY



Doc# 1924616103 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/03/2019 04:50 PM PG: 1 OF 8

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:

Ramona Khachi, Paralegal
LAKESIDE BANK
1055 W ROOSEVELT RD
CHICAGO, IL 60608

MODIFICATION OF MORTGAGE



#####074007062019#####

THIS MODIFICATION OF MORTGAGE dated July 6, 2019, is made and executed between 619 HOWARD LLC, whose address is 2211 North Elston Avenue, Suite 304, Chicago, IL 60614 (referred to below as "Grantor") and LAKESIDE BANK, whose address is 1055 W ROOSEVELT RD, CHICAGO, IL 60608 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated June 6, 2018 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded at the Cook County Recorder of Deeds on June 11, 2018 as Document Number 1816216046.

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

LOTS 1,2,3,4 AND 5 IN BLOCK 2 IN NILES HOWARD TERMINAL ADDITION, BEING SUBDIVISION OF THE SOUTH 6.25 CHAINS (412 1/2 FEET) OF THAT PART OF THE NORTH EAST QUARTER OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 619 Howard Street, Evanston, IL 60202. The Real Property tax identification number is 11-30-210-016-0000, 11-30-210-017-0000, 11-30-210-018-0000, 11-30-210-019-0000, 11-30-210-020-0000.

S Y
P 8
S —
M —
SC Y
E —
INT JA

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

Page 2

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

The maturity date of the loan is hereby extended to **October 6, 2019** and the Principal Amount of the loan is decreased to **\$254,566.67**. The Maximum Lien is hereby amended in entirety and the following is hereby inserted in lieu thereof: at no time shall the principal amount of Indebtedness secured by the Mortgage, not including sums advanced to protect the security of the Mortgage, exceed \$509,133.34. All other terms and conditions of the loan documents shall remain the same, 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.

Cook County Clerk's Office

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED JULY 6, 2019.

GRANTOR:

619 HOWARD LLC

GW PROPERTY GROUP, LLC-SERIES 80, Member of 619 HOWARD LLC

By: Shai Wolkowicki
Shai Wolkowicki, Member/Manager of GW PROPERTY GROUP,
LLC-SERIES 80

MITCHELL H. GOLTZ LIVING TRUST U/T/A DATED 6/11/14,
Member/Manager of GW PROPERTY GROUP, LLC-SERIES 80

By: Mitchell H. Goltz
Mitchell H. Goltz, Trustee of Mitchell H. Goltz Living Trust
U/T/A dated 6/11/14

TROUTMAN & DAMS LLC, Member of 619 HOWARD LLC

By: James Troutman
James Troutman, Member/Manager of TROUTMAN & DAMS
LLC

By: Eric Dams
Eric Dams, Member/Manager of TROUTMAN & DAMS LLC

LENDER:

LAKESIDE BANK

x John Woz
Authorized Signer

Property of Cook County Clerk's Office

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF IL)
) SS
 COUNTY OF Cook)

On this 28 day of August, 2019 before me, the undersigned Notary Public, personally appeared **Shai Wolkowicki, Member/Manager of GW PROPERTY GROUP, LLC-SERIES 80, Member of 619 HOMED 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 Natalie Renee Acierio Residing at Cook

Notary Public in and for the State of IL

My commission expires 8/4/20



Notary Public for Cook County Clerk's Office

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF IL)
) SS
 COUNTY OF COOK)

On this 28 day of August, 2019 before me, the undersigned Notary Public, personally appeared **Mitchell H. Goltz, Trustee of Mitchell H. Goltz Living Trust U/T/A dated 6/11/14, Member/Manager of CVI PROPERTY GROUP, LLC-SERIES 80, Member of 619 HOWARD 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 Natalie Renee Acierio Residing at Cook

Notary Public in and for the State of IL

My commission expires 8/4/20



COOK County Clerk's Office

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

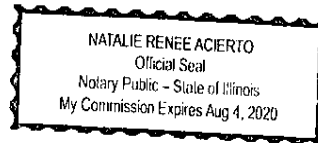
STATE OF IL)
) SS
 COUNTY OF COOK)

On this 28 day of August, 2019 before me, the undersigned Notary Public, personally appeared **James Troutman, Member/Manager of TROUTMAN & DAMS LLC, Member of 619 HOWARD 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 Natalie Renee Acierito Residing at COOK

Notary Public in and for the State of IL

My commission expires 8/4/20



COOK County Clerk's Office

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

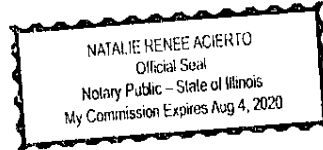
STATE OF IL)
)
) SS
 COUNTY OF COOK)

On this 28 day of August, 2019 before me, the undersigned Notary Public, personally appeared **Eric Dams, Member/Manager of TROUTMAN & DAMS LLC, Member of 619 HOWARD 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 Natalie Renee Acierito Residing at COOK

Notary Public in and for the State of IL

My commission expires 8/4/20



COOK County Clerk's Office

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

LENDER ACKNOWLEDGMENT

STATE OF IL)
)
 COUNTY OF COOK) SS
)

On this 30th day of August, 2019 before me, the undersigned Notary Public, personally appeared JOHNN WONG and known to me to be the S.V.P., 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

Notary Public in and for the State of IL

My commission expires 01/31/2021



County Clerk's Office