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Doc# 1930816114 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/04/2019 04:53 PM PG: 1 OF 5

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 WEST ROOSEVELT ROAD
CHICAGO, IL 60608

MODIFICATION OF MORTGAGE



#####074010292019#####

THIS MODIFICATION OF MORTGAGE dated October 29, 2019, is made and executed between Surf Building LLC, whose address is 2320 North Damen Avenue, Suite 1D , Chicago, IL 60647-3367 (referred to below as "Grantor") and Lakeside Bank, whose address is 2800 North Ashland, Chicago, IL 60657 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated August 19, 2016 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded at the Cook County Recorder of Deeds on August 29, 2016 as Document Number 1624222225.

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

LOTS 17 AND 18 IN THE SUBDIVISION OF BLOCK 1 IN GILBERT HUBBARD'S ADDITION TO CHICAGO, A SUBDIVISION IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 540-548 West Surf Street, Chicago, IL 60657-6021. The Real Property tax identification number is 14-28-117-038-0000.

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MODIFICATION OF MORTGAGE (Continued)

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

The maturity date of the loan is hereby extended to **October 1, 2024** and the Interest Rate is amended to **4.35% fixed, per annum**. 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.

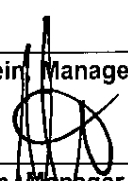
GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED OCTOBER 29, 2019.

GRANTOR:

SURF BUILDING LLC


MASTER HOLDINGS, LLC, Sole Member/Manager of Surf Building LLC

By:  _____
William B. Silverstein, Manager of Master Holdings, LLC

By:  _____
Thomas Silverstein, Manager of Master Holdings, LLC

LENDER:

LAKESIDE BANK

X  _____
Authorized Signer

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MODIFICATION OF MORTGAGE (Continued)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 29 day of Oct, 2019 before me, the undersigned Notary Public, personally appeared **William B. Silverstein, Manager of Master Holdings, LLC, Sole Member/Manager of Surf Building 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 Britany Hillwertz Residing at _____

Notary Public in and for the State of Illinois

My commission expires 1/5/20



Cook County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

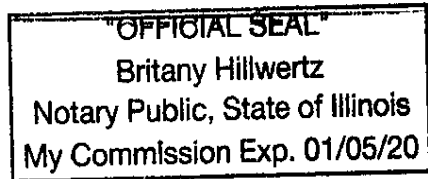
STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 29 day of Oct, 19 before me, the undersigned Notary Public, personally appeared **Thomas Silverstein, Manager of Master Holdings, LLC, Sole Member/Manager of Surf Building 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 Britany Hillwertz Residing at _____

Notary Public in and for the State of Illinois

My commission expires 1/5/20



PROTECT County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

LENDER ACKNOWLEDGMENT

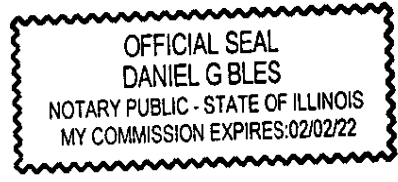
STATE OF Illinois)
) SS
 COUNTY OF DuPage)

On this 30th day of October, 2019 before me, the undersigned Notary Public, personally appeared Daniel Van Praeger and known to me to be the VP - Commercial Lending 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 [Signature] Residing at 165 S York St Elmhurst IL

Notary Public in and for the State of Illinois

My commission expires 02/02/2022



DuPage County Clerk's Office