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Doc#: 1931640015 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/12/2019 11:01 AM Pg: 1 of 6

RECORDATION REQUESTED BY:

Byline Bank
Corporate Headquarters
Byline Bank, an Illinois State
Chartered Bank, as successor
in interest to Community Bank
of Oak Park River Forest
180 N. LaSalle Street
Chicago, IL 60601

WHEN RECORDED MAIL TO:

Byline Bank
C/O Post Closing Department
180 N. LaSalle St., Ste 400
Chicago, IL 60601

SEND TAX NOTICES TO:

Luna Llana Group LLC
1050 N. State St., Suite 200
Chicago, IL 60610

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

Loan Services
Byline Bank
Byline Bank, an Illinois State Chartered Bank, as successor in interest to Community Bank of Oak Park
River Forest
Chicago, IL 60601

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated September 1, 2019, is made and executed between Luna Llana Group LLC, whose address is 1050 N. State St., Suite 200, Chicago, IL 60610 (referred to below as "Grantor") and Byline Bank, whose address is Byline Bank, an Illinois State Chartered Bank, as successor in interest to Community Bank of Oak Park River Forest, 180 N. LaSalle Street, Chicago, IL 60601 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated September 7, 2016 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded September 15, 2016 as Document No. 1625957029 and an Assignment of Rents dated September 7, 2016, Recorded September 15, 2016 as Document No. 1625915016 and Re-recorded October 26, 2016 as Document No. 1630033091.

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

THAT PART OF LOTS 25 TO 29 INCLUSIVE IN BLOCK 6 IN DERBY'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS (EXCEPTING FROM SAID TRACT THAT PART BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 50 FEET; THENCE EAST ALONG THE CENTER LINE OF A 12 INCH BRICK WALL A DISTANCE OF 91.30 FEET; THENCE NORTH ALONG A LINE PARALLEL TO THE EAST LINE OF SAID TRACT, A DISTANCE OF 13 FEET THENCE EAST ALONG A LINE

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MODIFICATION OF MORTGAGE (Continued)

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PARALLEL TO THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 15 FEET; THENCE NORTH ALONG A LINE PARALLEL TO THE EAST LINE OF SAID TRACT, A DISTANCE OF 16.36 FEET; THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 2 FEET; THENCE NORTH ALONG A LINE PARALLEL TO THE EAST LINE OF SAID TRACT, A DISTANCE OF 36 FEET THENCE EAST ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID TRACT, A DISTANCE OF 52 FEET TO ITS INTERSECTION WITH THE EAST LINE OF SAID TRACT; THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT 115.36 FEET, TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE WEST ALONG HE SOUTH LINE OF SAID TRACT TO THE PLACE OF BEGINNING), IN COOK COUNTY, ILLINOIS, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 100-116 E. 51st Street, Chicago, IL 60615. The Real Property tax identification number is 20-10-120-021-0000.

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

1. The paragraph entitled "Note" in the Mortgage and Assignment of Rents is hereby deleted and replaced with the following:

Note. The word "Note" means the promissory note dated September 1, 2019, in the original principal amount of \$713,165.43 from Grantor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement. The interest rate on the Note is 4.000% based on a year of 360 days. Payments on the Note are to be made in accordance with the following payment schedule: in 59 regular payments of \$4,088.69 each and one irregular last payment estimated at \$605,937.48. Grantor's first payment is due October 1, 2019, and all subsequent payments are due on the same day of each month after that. Grantor's final payment will be due on September 1, 2024, and will be for all principal and all accrued interest not yet paid. Payments include principal and interest

2. The paragraph entitled "Lender" in the Mortgage and Assignment of Rents is hereby deleted and replaced with the following:

Lender. The word "Lender" means Byline Bank, an Illinois State Chartered Bank, as successor in interest to Community Bank of Oak Park River Forest.

All other terms and conditions not specifically amended herein, remain unchanged and in full 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.

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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 SEPTEMBER 1, 2019.

GRANTOR:

LUNA LLENA GROUP LLC

By: _____
Julian Mickelson, Manager of Luna Llana Group LLC

By: _____
Jonathan Mickelson, Manager of Luna Llana Group LLC

LENDER:

BYLINE 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 28th day of October, 2019 before me, the undersigned Notary Public, personally appeared **Julian Mickelson, Manager of Luna Llena Group LLC and Jonathan Mickelson, Manager of Luna Llena Group LLC**, and known to me to be members or designated agents 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 they are authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

By *Julian Mickelson* Residing at 8701 Lyndale St., River Grove, IL 60171

Notary Public in and for the State of ILLINOIS

My commission expires 9/25/22



Cook County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

LENDER ACKNOWLEDGMENT

STATE OF IL

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COUNTY OF COOK

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On this 30th day of October, 2019 before me, the undersigned Notary Public, personally appeared Robert Santangelo and known to me to be the VP, authorized agent for Byline Bank that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of Byline Bank, duly authorized by Byline 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 Byline Bank.

By Nicole M. Bowman Residing at _____

Notary Public in and for the State of IL

My commission expires 09.23.20

Cook County Clerk's Office