

# UNOFFICIAL COPY

Doc#: 1932255376 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 11/18/2019 01:44 PM Pg: 1 of 4

**RECORDATION REQUESTED BY:**

Northbrook Bank & Trust  
Company, N.A.  
1100 Waukegan Road  
Northbrook, IL 60062

**WHEN RECORDED MAIL TO:**

Northbrook Bank & Trust  
Company, N.A.  
9801 W Higgins, Suite 400  
Rosemont, IL 60013

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FOR RECORDER'S USE ONLY

**This Modification of Mortgage prepared by:**

Loan Operations, Loan Documentation Administrator  
Northbrook Bank & Trust Company  
1100 Waukegan Road  
Northbrook, IL 60062

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## MODIFICATION OF MORTGAGE

**THIS MODIFICATION OF MORTGAGE** dated November 4, 2019, is made and executed between Samash, LLC, an Illinois limited liability company, whose address is 4451 Oakton Street, Skokie, IL 60076 (referred to below as "Grantor") and Northbrook Bank & Trust Company, N.A., whose address is 1100 Waukegan Road, Northbrook, IL 60062 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated November 4, 2014 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded November 25, 2014 in the Office of the Cook County Recorder as document number 1432910009 and an Assignment of Rents ("AOR") dated November 4, 2014 and recorded November 25, 2014 in the Office of the Cook County Recorder as document number 1432910010.

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

**LOT 8 AND THAT PART OF LOT 9 LYING EAST OF A LINE RUNNING FROM A POINT IN THE NORTH LINE OF SAID LOT 9, 7.07 FEET EAST OF THE NORTHWEST CORNER THEREOF TO A POINT IN THE SOUTH LINE OF SAID LOT 9, 7.04 FEET EAST OF THE SOUTHWEST CORNER THEREOF, ALL IN BLOCK 2 IN BLAMEUSER'S OAKTON-KOSTNER SUBDIVISION, OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS**

The Real Property or its address is commonly known as 4451-4453 West Oakton Street, Skokie, IL 60076. The Real Property tax identification number is 10-27-103-059-0000.

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

Effective the date of this Modification Grantor and Lender agree to the following:

- 1) The definition of the "Lender" and "Note" are deleted and restated as follows:

**UNOFFICIAL COPY****MODIFICATION OF MORTGAGE  
(Continued)**

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a) **Lender.** The word "Lender" means Northbrook Bank & Trust Company ("Lender"), as assignee from American Enterprise Bank, pursuant to the Asset Purchase Agreement between Northbrook Bank & Trust Company and American Enterprise Bank, dated July 31, 2018.

b) **Note.** The word "Note" means a Promissory Note dated November 4, 2019, as amended from time to time, in the original principal amount of \$136,633.06 from Borrower to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or credit agreement.

**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 endorser 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 NOVEMBER 4, 2019.**

GRANTOR:


SAMASH, LLC

By:   
Roza Lazar, Manager of Samash, LLC

By:   
Theodore A. Lazar, Manager of Samash, LLC

LENDER:

NORTHBROOK BANK &amp; TRUST COMPANY, N.A.

  
Authorized Signer

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## MODIFICATION OF MORTGAGE (Continued)

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF COOK )

On this 4th day of November, 2019 before me, the undersigned Notary Public, personally appeared Ruza Lazar, Manager of Samash, LLC and Theodore A. Lazar, Manager of Samash, 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 [Signature] Residing at ILLINOIS  
 Notary Public in and for the State of IL

My commission expires 03-11-2022



Clerk's Office

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## MODIFICATION OF MORTGAGE (Continued)

### LENDER ACKNOWLEDGMENT

STATE OF ILLINOIS )

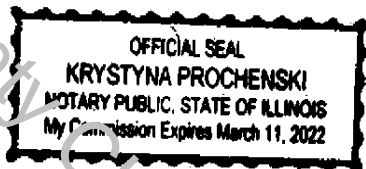
COUNTY OF COOK )

On this 4th day of NOVEMBER, 2019 before me, the undersigned Notary Public, personally appeared Nancy Mitota and known to me to be the SVP, authorized agent for Northbrook Bank & Trust Company, N.A. that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of Northbrook Bank & Trust Company, N.A., duly authorized by Northbrook Bank & Trust Company, N.A. 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 Northbrook Bank & Trust Company, N.A.

By Kelly [Signature] Residing at ILLINOIS

Notary Public in and for the State of IL

My commission expires 03-11-2022



Property of Cook County Clerk's Office