

UNOFFICIAL COPY

THIS INSTRUMENT WAS
PREPARED BY:

Wolin & Rosen, Ltd.
55 W. Monroe Street, Suite 3600
Chicago, Illinois 60603
Attention: Julie L. Kaminski



Doc# 2000313212 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/03/2020 03:07 PM PG: 1 OF 4

UPON RECORDATION RETURN TO:

Cathay Bank
222 West Cermak Road
Chicago, Illinois 60616
Attention: Loan Department

(Space Above For Recorder's Use)

MODIFICATION TO
MORTGAGE

MODIFYING DOCUMENT NO. 1835441140

37 LOOMIS, LLC, as Mortgagor

and

CATHAY BANK, as Lender

COLLATERAL IS OR INCLUDES FIXTURES

- Dated: As of November 15, 2019
- Property Address: 1400 West 37th Street
Chicago, Illinois 60609
- Tax Parcel: 17-32-300-039-0000 and 17-32-300-040-0000
- County: Cook
- Loan No.: 3000206369-100

Handwritten notes and stamps on the right margin, including a vertical stamp with the number 4 and a signature.

UNOFFICIAL COPY

THIS MORTGAGE MODIFICATION (this "Agreement") is made as of November 15, 2019, by and between **37 LOOMIS, LLC**, an Illinois limited liability company, having an address at 1400 West 37th Street, Chicago, Illinois 60609 ("Mortgagor") and **CATHAY BANK**, a California banking corporation, having address at 222 West Cermak Road, Chicago, Illinois 60616 ("Lender"), and amends and modifies that certain Mortgage (as defined below) encumbering the property as described on Exhibit "A" (the "Property") as follows:

WITNESSETH:

1. MORTGAGE. The Mortgage shall mean that certain Junior Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing in the original principal amount of \$500,000.00, dated November 15, 2018, and recorded December 20, 2018, as Document Number 1835441140.

2. MATURITY DATE. The Maturity Date shall mean December 1, 2021.

3. NO FURTHER MODIFICATIONS. Except as specifically provided in this Modification, the Mortgage is not modified or amended. Any property or rights to or interest in property granted as security in the Mortgage shall remain as security for the Loan and the obligation of the Mortgagor.

4. REAFFIRMATION. Mortgagor restates and reaffirms the terms and conditions of the Mortgage, and acknowledges that it is a valid, existing lien on the Property securing the Note, as amended and restated from time to time.

IN WITNESS WHEREOF THIS MODIFICATION has been executed by Borrower and Lender as of the day and year first above written.

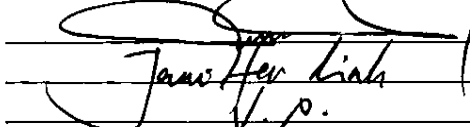
MORTGAGOR

37 LOOMIS, LLC, an Illinois limited liability company

By: 
Name: Li Peng/Zeng
Its: Sole Member/Manager

LENDER:

CATHAY BANK, a California banking corporation

By: 
Name: Jennifer Li
Its: V. p.

UNOFFICIAL COPY

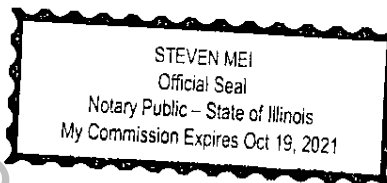
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a notary public, in and for the county and state aforesaid, DO HEREBY CERTIFY, that **LI PENG ZENG**, personally known to me to be the Sole Member and Manager of **37 LOOMIS, LLC**, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to within the Document, appeared before me this day in person and acknowledged that he/she signed and delivered said instrument as his/her free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 13 day of Dec, 2019.



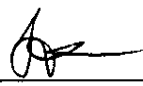
Notary Public



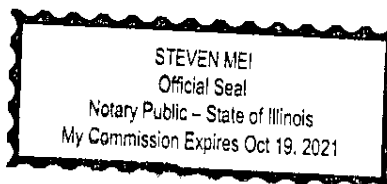
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a notary public, in and for the county and state aforesaid, DO HEREBY CERTIFY, that Jennifer Linh, personally known to me to be the VP of **CATHAY BANK**, a California banking corporation, and personally known to me to be the same person whose name is subscribed to within the Document, appeared before me this day in person and acknowledged that he/she signed and delivered said instrument as his/her free and voluntary act and deed of said banking corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 13 day of Dec, 2019.



Notary Public



UNOFFICIAL COPY

EXHIBIT A

Description of Land

Common Address: 1400 West 37th Street, Chicago, Illinois 60609

PIN: 17-32-300-039-0000 and 17-32-300-040-0000

PARCEL 1:

THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF A LINE 1166 FEET EAST OF THE WEST LINE WITH A LINE 33 FEET NORTH OF THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32 AFORESAID; THENCE EAST ALONG LAST MENTIONED LINE 72.44 FEET; THENCE NORTHERLY ON A CURVE CONVEX TO THE EAST WITH A RADIUS OF 380.5 FEET A DISTANCE OF 181.3 FEET MORE OR LESS TO A POINT OF INTERSECTION OF A LINE 208 FEET NORTH OF THE SOUTH LINE WITH A LINE PARALLEL TO AND 1278.87 FEET EAST OF THE WEST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32 AFORESAID; THENCE NORTH ON LAST DESCRIBED LINE 160 FEET; THENCE WEST ON A LINE PARALLEL TO AND 368 FEET NORTH OF THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32 AFORESAID 112.87 FEET TO THE EAST LINE OF A PRIVATE STREET KNOWN AS LOOMIS PLACE, BEING A LINE PARALLEL TO AND 1166 FEET EAST OF THE WEST LINE OF SECTION 32 AFORESAID; THENCE SOUTH ON LAST DESCRIBED LINE 335 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 CONTAINED IN DEED DATED JANUARY 17, 1937 AND RECORDED FEBRUARY 25, 1937 AS DOCUMENT 11954481 FROM THE TRUSTEES OF THE CENTRAL MANUFACTURING DISTRICT UNDER AN INDENTURE AND DECLARATION OF TRUST DATED FEBRUARY 1, 1916 TO THE NORTHWEST CONE COMPANY TO USE THE 40 FOOT PRIVATE STREET KNOWN AS SOUTH LOOMIS PLACE ADJOINING ON THE WEST OF PARCEL 1

PARCEL 3:

PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 CONTAINED IN DEED DATED JANUARY 17, 1937 AND RECORDED FEBRUARY 25, 1937 AS DOCUMENT 11954431 FROM THE TRUSTEES OF THE CENTRAL MANUFACTURING DISTRICT UNDER AN INDENTURE AND DECLARATION OF TRUST DATED FEBRUARY 1, 1916 TO THE NORTHWEST CONE COMPANY TO USE THE PRIVATE ALLEY OVER AND UPON THE SOUTH 10 FEET OF THE PREMISES ADJOINING ON THE NORTH OF PARCEL 1.

PARCEL 4:

NON-EXCLUSIVE SWITCHTRACK EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT CONTAINED IN DEED DATED JANUARY 17, 1937 AND RECORDED FEBRUARY 25, 1937 AS DOCUMENT 11954481 FROM THE TRUSTEES OF THE CENTRAL MANUFACTURING DISTRICT UNDER AN INDENTURE AND DECLARATION OF TRUST DATED FEBRUARY 1, 1916 TO THE NORTHWEST CONE COMPANY, OVER THE EAST 17 FEET OF FOLLOWING DESCRIBED PROPERTY: PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN CHICAGO, COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF A LINE 1166 FEET EAST OF THE WEST LINE WITH A LINE 368 FEET NORTH OF THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32 AFORESAID; THENCE EAST ON THE LAST DESCRIBED LINE 112.87 FEET; THENCE NORTH 59 FEET ON A LINE PARALLEL TO AND 1278.87 FEET EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32 AFORESAID; THENCE

This is not a title insurance policy, guarantee or opinion of title and should not be relied upon as such. This search is subject to the Conditions and Stipulations which are hereby incorporated by reference and made a part hereof.