

# UNOFFICIAL COPY

Doc#: 2002157001 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 01/21/2020 09:34 AM Pg: 1 of 4

**RECORDATION REQUESTED BY:**  
International Bank of Chicago  
1860 N. Mannheim Rd.  
Stone Park, IL 60165

**WHEN RECORDED MAIL TO:**  
International Bank of Chicago  
1860 N. Mannheim Rd.  
Stone Park, IL 60165

**SEND TAX NOTICES TO:**  
International Bank of Chicago  
1860 N. Mannheim Rd.  
Stone Park, IL 60165

**FOR RECORDER'S USE ONLY**

41042348 - LBI GIT

This Modification of Mortgage prepared by:  
LAURA MORALES, LOAN PROCESSOR  
International Bank of Chicago  
1860 N Mannheim Road  
Stone Park, IL 60165

## MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated December 4, 2019, is made and executed between NPA Castlerock LLC, whose address is 200 N. LaSalle St., Suite 2350, Chicago, IL 60601 (referred to below as "Grantor") and International Bank of Chicago, whose address is Stone Park, IL 60165 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated January 18, 2019 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

**Mortgage dated January 18, 2019 and recorded on January 22, 2019 in the County of Cook, as document number 1902213036.**

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

LOT 2 AND THE SOUTH 1.75 FEET OF LOT 1 IN SUB-BLOCK 4 OF BLOCK 5 IN PRESCOTT DOUGLAS PARK ADDITION TO CHICAGO, BEING A SUBDIVISION OF BLOCKS 1,2,5 AND 10 IN CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE NORTHEAST 1/4 AND THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 LYING NORTH OF THE CENTERLINE OF OGDEN AVENUE OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 1504 S. Spaulding Ave., Chicago, IL 60623. The Real Property tax identification number is 16-23-227-046-0000.

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

**THE PRINCIPAL IS HEREBY INCREASED IN THE AMOUNT OF \$51,074.95 FROM \$127,480.05 TO A TOTAL OF \$178,555.00 AS OF DECEMBER 9, 2019.**

**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

# UNOFFICIAL COPY


## MODIFICATION OF MORTGAGE (Continued)

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 DECEMBER 9, 2019.**

**GRANTOR:**

**NPA CASTLEROCK LLC**

By:   
Andrew Patras, Manager of NPA Castlerock LLC

By:   
Jason T Naegels, Manager of NPA Castlerock LLC

**LENDER:**

**INTERNATIONAL BANK OF CHICAGO**

x   
Authorized Signer

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## MODIFICATION OF MORTGAGE (Continued)

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF ILLINOIS )  
 )  
 COUNTY OF Cook ) SS  
 )

On this 10 day of December 2019 before me, the undersigned Notary Public, personally appeared Andrew Patras, Manager of NPA Castlerock LLC and Jason T Naegele, Manager of NPA Castlerock 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 \_\_\_\_\_

Notary Public In and for the State of IL

My commission expires 3-31-21



COOK County Clerk's Office

# UNOFFICIAL COPY

## MODIFICATION OF MORTGAGE (Continued)

### LENDER ACKNOWLEDGMENT

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF COOK )

On this 9<sup>th</sup> day of December 2019 before me, the undersigned Notary Public, personally appeared Jody Falcone and known to me to be the Vice President, authorized agent for International Bank of Chicago that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of International Bank of Chicago, duly authorized by International Bank of Chicago 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 International Bank of Chicago.

By [Signature] Residing at \_\_\_\_\_

Notary Public in and for the State of \_\_\_\_\_

My commission expires 3-31-21



PROPOSED COOK County Clerk's Office