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2003141000

Doc# 2003141000 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/31/2020 09:19 AM PG: 1 OF 4

THIS INSTRUMENT WAS PREPARED BY:

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

UPON RECORDATION RETURN TO:

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

18015963LFE, (L), MM 1 of 1

(Space Above For Recorder's Use)

Chicago Title

MODIFICATION TO MORTGAGE

MODIFYING DOCUMENT NO. R2018-117296

WINDFALL PLAZA LLC, as Mortgagor

and

CATHAY BANK, as Lender

COLLATERAL IS OR INCLUDES FIXTURES

Dated: As of December 13, 2019

Property Address: 1175 - 1231 North Gary Avenue
Carol Stream, Illinois 60188

Tax Parcel: 02-20-404-018-0000

County: DuPage
Loan No.: 3000039576-100

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THIS MORTGAGE MODIFICATION (this "Agreement") is made as of December 13, 2019, by and between WINDFALL PLAZA LLC, an Illinois limited liability company, having an address at 1175 North Gary Avenue, Carol Stream, Illinois 60188 ("Mortgagor") and Cathay Bank, a California banking corporation, having address at 222 West Cermak Road, Chicago, IL 60616 ("Lender"), and amends and modifies that certain Mortgage (as defined below), encumbering the property as described on Exhibit "A" as follows:

WITNESSETH:

1. MORTGAGE. The Mortgage shall mean that certain Third Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing in the original principal amount of \$500,000.00, dated October 1, 2018, and recorded December 21, 2018, as Document Number R2018-117296.

2. MATURITY DATE. The Maturity Date shall mean December 30, 2020.

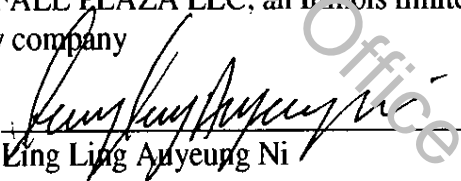
3. NO FURTHER MODIFICATIONS. Except as specifically provided in this Modification, the Mortgage is not modified or amended. Any property or rights to or interest in property granted as security in the Mortgage shall remain as security for the Loan and the obligation of the Mortgagor.

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.

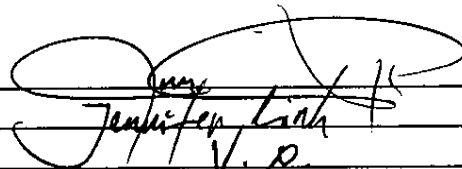
IN WITNESS WHEREOF THIS MODIFICATION has been executed by Borrower as of the day and year first above written.

BORROWER:

WINDFALL PLAZA LLC, an Illinois limited liability company

By: 
Name: Ling Ling Auyeung Ni
Its: Manager

CATHAY BANK, a California banking corporation

By: 
Name: Jennifer Lish
Its: V.P.

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STATE OF ~~ILLINOIS~~ Ohio)
) SS.
COUNTY OF Summit)

I, the undersigned, a notary public, in and for the county and state aforesaid, DO HEREBY CERTIFY, that **LING LING AUYEUNG NI**, personally known to me to be the Manager of **WINDFALL PLAZA 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 15th day of ~~December~~ January, 2020, 2019.



Notary Public




MARTINA JOHNSON
Notary Public, State of Ohio
My Commission Expires
February 25, 2023

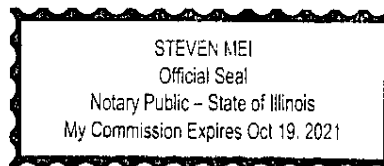
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

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 16th day of ~~December~~ January, 2020, 2019.



Notary Public



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EXHIBIT A

Description of Land

Common Address: 1175-1231 North Gary Avenue, Carol Stream, Illinois 60188

PIN: 02-20-404-018-0000

PARCEL 1:

LOT 2 IN WINDFALL PLAZA SUBDIVISION. BEING A RESUBDIVISION OF LOT 1 IN STARK FARM SUBDIVISION NO. 2 BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN. ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 12, 2013 AS DOCUMENT R2013-164863, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR DETENTION EASEMENT AS CREATED AND GRANTED IN DETENTION POND EASEMENT AND MAINTENANCE AGREEMENT RECORDED SEPTEMBER 22, 1994 AS DOCUMENT R94-192931 AND AS SHOWN ON THE WINDFALL PLAZA SUBDIVISION, AFORESAID, IN DUPAGE COUNTY, ILLINOIS.