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RECORDATION REQUESTED BY:
FIRST NATIONS BANK
7757 W. DEVON AVENUE
CHICAGO, IL 60631-1509

Doc#: 2005615101 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 02/25/2020 12:45 PM Pg: 1 of 4

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FIRST NATIONS BANK
7757 W. DEVON AVENUE
CHICAGO, IL 60631-1509

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FIRST NATIONS BANK
7757 W. DEVON AVENUE
CHICAGO, IL 60631-1509

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:
NORTH MELROSE PARK LLC, 11052082-1
FIRST NATIONS BANK
7757 W. DEVON AVENUE
CHICAGO, IL 60631-1509

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated February 23, 2020, is made and executed between **NORTH MELROSE PARK LLC**, whose address is **680 FAIRFIELD CIRCLE, ELK GROVE VILLAGE, IL 60007** (referred to below as "Grantor") and **FIRST NATIONS BANK**, whose address is **7757 W. DEVON AVENUE, CHICAGO, IL 60631-1509** (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated February 23, 2016 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

RECORDED IN COOK COUNTY ON MARCH 18, 2016 USING RECORDING NUMBERS 1607808086 & 1607808087.

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

Parcel 1: Lots 13, 14 and 15 (except that part of Lots 13, 14, and 15 inclusive lying North of a line described as follows: Beginning at a point in the West line of said Lot 13, said point being 64.29 feet South of the Northwest corner of said Lot 13; thence East to a point in the East line of said Lot 15, said point being 64.25 feet South of the Northeast corner of said Lot 15) in the North Avenue Addition to Melrose Park, being a subdivision of the North 63 acres of the Northwest 1/4 of Section 3, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: That part of Lots 9 to 12 inclusive in the North Avenue Addition to Melrose Park, being a subdivision of the North 63 acres of the Northwest 1/4 of Section 3, Township 39 North, Range 12, East of the Third Principal Meridian, lying South of a line described as follows: Beginning at a point in the West line of said Lot 9; said point being 64.35 feet South of the Northwest corner of said Lot 9; thence Easterly to a point in the East line of said Lot 12; said point being 64.26 feet South of the Northeast corner of said Lot 12 in Cook County, Illinois.

Parcel 3: Lots 6, 7 and 8 (except that part of said lots lying North of a line described as follows: Beginning at a point in the West line of said Lot 6, said point being 64.34 feet South of the Northwest corner of said Lot 6; thence Easterly to a point in the East line of said Lot 8, said point being 64.35 feet South of the

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Northeast corner of said Lot 8) in the North Avenue Addition to Melrose Park, being a subdivision of the North 63 acres of the Northwest 1/4 of Section 3, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

The Real Property or its address is commonly known as 2300-2318 NORTH AVE, MELROSE PARK, IL 60160. The Real Property tax identification number is 15-03-101-035-0000, 15-03-101-052, 15-03-101-053-0000, 15-03-101-054-0000.

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

EXTEND MATURITY DATE BY TWO YEARS UNTIL FEBRUARY 23, 2022. MODIFY THE INTEREST RATE FROM WALL STREET JOURNAL PRIME, FLOATING WITH A FLOOR OF 4.00% TO 4.00% FIXED. ALL OTHER TERMS AND CONDITIONS REMAIN THE SAME.

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.

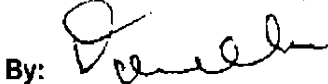
GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED FEBRUARY 23, 2020.

GRANTOR:

NORTH MELROSE PARK LLC

By: 

JOSEPH CANNELLA, Manager of NORTH MELROSE PARK LLC

By: 

DOMENICA CANNELLA A/K/A MIMMA CANELLA, Manager of NORTH MELROSE PARK LLC

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MODIFICATION OF MORTGAGE

(Continued)

LENDER:

FIRST NATIONS BANK

X *Christine Kuen, Notary Public*
 Authorized Signer

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

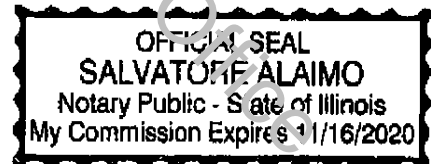
STATE OF IL)
) SS
 COUNTY OF COOK)

On this 11 day of FEBRUARY, 2020 before me, the undersigned Notary Public, personally appeared **JOSEPH CANNELLA, Manager of NORTH MELROSE PARK LLC and DOMENICA CANNELLA A/K/A MIMMA CANELLA, Manager of NORTH MELROSE PARK 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 *Sal Alaimo* Residing at WORZIEGE, IL

Notary Public in and for the State of IL

My commission expires 11/16/20



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MODIFICATION OF MORTGAGE

(Continued)

LENDER ACKNOWLEDGMENT

STATE OF IL)
) SS
 COUNTY OF COOK)

On this 11 day of FEBRUARY, 2020 before me, the undersigned Notary Public, personally appeared DEBBIE KURA and known to me to be the LOAN OPERATIONS, authorized agent for **FIRST NATIONS BANK** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **FIRST NATIONS BANK**, duly authorized by **FIRST NATIONS 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 **FIRST NATIONS BANK**.

By Sal Alaimo Residing at WORTHINGTON

Notary Public in and for the State of IL

My commission expires 11/16/20



Notary Public of Cook County Clerk's Office