

# UNOFFICIAL COPY



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Doc# 2014915000 Fee \$63.00

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EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 05/28/2020 10:32 AM PG: 1 OF 7

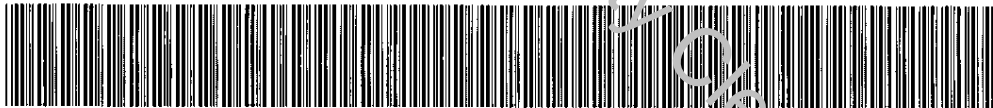
WHEN RECORDED MAIL TO:  
LAKESIDE BANK  
Loan Operations  
1055 W ROOSEVELT RD  
CHICAGO, IL 60608

SEND TAX NOTICES TO:  
LAKESIDE BANK  
UIC/NEAR WEST  
1055 W ROOSEVELT RD  
CHICAGO, IL 60608

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:  
Ramona Khachi, Paralegal  
LAKESIDE BANK  
1055 WEST ROOSEVELT ROAD  
CHICAGO, IL 60608

## MODIFICATION OF MORTGAGE



\*\*\*\*\*074002082020\*\*\*\*\*

**THIS MODIFICATION OF MORTGAGE** dated February 8, 2020, is made and executed between NEW CHAN LLC, whose address is 3377 S. Archer Avenue, Chicago, IL 60608 (referred to below as "Grantor") and Lakeside Bank, whose address is 1055 W Roosevelt, Chicago, IL 60608 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated January 8, 2015 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded at the Cook County Recorder of Deeds on January 14, 2015 as Document Number 1501422027.

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

See the exhibit or other description document which is attached to this Modification and made a part of this Modification as if fully set forth herein.

The Real Property or its address is commonly known as 2100 South Jefferson Street, Chicago, IL 60616. The Real Property tax identification number is See Attached Exhibit A.

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

The maturity date of the loan is hereby extended to February 8, 2021. All other terms and conditions of the loan documents shall remain in full force and effect.

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## MODIFICATION OF MORTGAGE

(Continued)

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**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 8, 2020.**

**GRANTOR:**

**NEW CHAN LLC**

By: 

Cheuk Ling Chan A/K/A George Chan, Manager/Member of  
NEW CHAN LLC

**LENDER:**

**LAKESIDE BANK**

X 

Authorized Signer

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(Continued)**

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**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**STATE OF Illinois

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) SS

COUNTY OF Cook

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On this 10<sup>th</sup> day of March, 2020 before me, the undersigned Notary Public, personally appeared **Cheuk Ling Chan A/K/A George Chan, Manager/Member of NEW CHAN LLC**, and known to me to be a member or designated agent 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 he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

By Danielle GrazianiResiding at Chicago, ILNotary Public in and for the State of IllinoisMy commission expires 5/3/24

Cook County Clerk's Office

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(Continued)**

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**LENDER ACKNOWLEDGMENT**

STATE OF Illinois )  
 ) SS  
COUNTY OF Cook )

On this 10<sup>th</sup> day of March, 2020 before me, the undersigned Notary Public, personally appeared DICK Wycklandt and known to me to be the Vice President, authorized agent for **Lakeside Bank** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Lakeside Bank**, duly authorized by **Lakeside 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 **Lakeside Bank**.

By Danielle Graziani Residing at LSB Chicago, IL

Notary Public in and for the State of Illinois

My commission expires 5/3/2024



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## LEGAL DESCRIPTION:

### PARCEL 1:

LOTS 24 TO 31 IN O.M. DORMAN'S SUBDIVISION OF THAT PART SOUTH OF THE NORTHERN 3 ACRES OF LOT 2 IN BLOCK 37 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST  $\frac{1}{2}$  AND SO MUCH OF THE SOUTHEAST  $\frac{1}{4}$  AS LIES WEST OF THE SOUTH BRANCH OF THE CHICAGO RIVER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

TOGETHER WITH ALL THAT PORTION OF WEST 20TH PLACE, 22.52 FEET WIDE, AS SAID PORTION WAS VACATED BY ORDINANCE PASSED NOVEMBER 17, 1969 AND RECORDED MAY 15, 1970 AS DOCUMENT 21160079, WHICH PORTION LIES EAST OF AND ADJOINING THE SOUTHWARD EXTENSION OF THE WEST LINE OF SAID LOTS 24 THROUGH 31 AND LYING WEST OF AND ADJOINING THE SOUTHWARD EXTENSION OF THE EAST LINE OF SAID LOTS 24 THROUGH 31, BOTH INCLUSIVE.

### PARCEL 2:

LOT 13 (EXCEPT THE NORTH 16.00 FEET AND EXCEPT THE EAST 11.00 FEET THEREOF), LOT 16 (EXCEPT THE EAST 11.00 FEET THEREOF), LOTS 19 TO 22, 25 TO 28, 31 TO 34, 37 TO 40, 42 TO 46, 49 TO 52, 55 TO 58 AND 61 TO 64 AND ALL OF THE NORTH/SOUTH 14-FOOT VACATED ALLEY, LYING WEST OF AND ADJOINING LOTS 20, 21, 26, 27, 32, 33, 38, 39, 44, 45, 50, 51, 56, 57, 62 AND 63 AND EAST OF AND ADJOINING LOTS 19, 22, 25, 28, 31, 34, 37, 40, 43, 46, 49, 52, 55, 58, 61 AND 64;

### ALSO

LOT 59 (EXCEPT THE NORTH 20.00 FEET THEREOF) LOT 60 AND LOT 65 ALL IN STINSON'S S SUBDIVISION OF LOT 1 IN BLOCK 38 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST  $\frac{1}{2}$  AND SO MUCH OF THE SOUTHEAST  $\frac{1}{4}$  AS LIES WEST OF THE SOUTH BRANCH OF THE CHICAGO RIVER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE, 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### ALSO

THE NORTH HALF OF VACATED 21ST STREET, 60 FEET WIDE, LING EAST OF AND ADJOINING THE SOUTHWARD PROLONGATION OF THE EAST LINE OF RUBLE STREET AND LYING WEST OF AND ADJOINING THE SOUTHWARD PROLONGATION OF THE CENTER LINE OF VACATED SOUTH DES PLAINES STREET; ALSO THE WEST HALF OF VACATED SOUTH DES PLAINES STREET, LYING SOUTH OF AND ADJOINING THE EASTWARD PROLONGATION OF THE SOUTH LINE OF THE NORTH 20 FEET OF LOT 59 IN THE CANAL TRUSTEES' SUBDIVISION AND LYING NORTH OF AND ADJOINING THE EASTWARD EXTENSION OF THE NORTH LINE OF WEST 21ST STREET, AS EXTENDED THROUGH SAID VACATED SOUTH DES PLAINES STREET; ALL IN THE WEST HALF OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 3:

THAT PART OF LOT 3 IN BLOCK 38 IN SAID CANAL TRUSTEES' SUBDIVISION, LYING NORTH OF WEST 21ST STREET AND EAST OF RUBLE STREET;

THAT PART OF SAID LOT 3, LYING NORTH OF WEST 21ST STREET, WEST OF RUBLE STREET AND EAST OF THE NORTH AND SOUTH ALLEY BETWEEN UNION STREET AND RUBLE STREET (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT AND RUNNING THENCE NORTH ALONG THE EAST LINE OF SAID ALLEY, A DISTANCE OF 90 FEET AND 9-5/8 INCHES TO THE NORTH LINE OF SAID TRACT, THENCE EAST ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 32 FEET AND 7/8 INCHES; THENCE SOUTH TO A POINT IN THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 32 FEET AND 5/8 INCHES EAST OF THE SOUTHWEST CORNER OF SAID TRACT AND THENCE WEST TO THE POINT OF BEGINNING) OF THE WEST  $\frac{1}{2}$  AND SO MUCH OF THE SOUTHEAST  $\frac{1}{4}$  AS LIES WEST OF THE SOUTH BRANCH OF THE CHICAGO RIVER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

### PARCEL 4:

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LOTS 43, 44 AND 45 IN THE SUBDIVISION OF LOT 2 IN BLOCK 38 IN THE CANAL TRUSTEES' SUBDIVISION OF THE WEST 2/3 AND SO MUCH OF THE SOUTHEAST ¼ AS LIES WEST OF THE SOUTH BRANCH OF THE CHICAGO RIVER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

ALSO:

THAT PART OF THE NORTH SOUTH VACATED ALLEY, 16 FEET WIDE LYING EAST OF AND ADJOINING THE EAST LINE OF LOTS 43, 44 AND 45 IN THE SUBDIVISION OF LOT 2 IN BLOCK 38 OF CANAL TRUSTEES' SUBDIVISION, AFORESAID, LYING WEST OF AND ADJOINING THE WEST LINES OF LOTS 59, 60 AND 65 IN THE SUBDIVISION OF LOT 1 IN BLOCK 38 IN CANAL TRUSTEES' SUBDIVISION AFORESAID, LYING SOUTH OF AND ADJOINING THE WESTWARD PROLONGATION OF THE SOUTH LINE OF THE NORTH 20 FEET OF SAID LOT 59, AND LYING NORTH OF AND ADJOINING THE WESTWARD PROLONGATION OF THE SOUTH LINE OF LOT 65, AFORESAID.

PARCEL 5:

LOTS 1, 2, 3, 4, 9, 10, 11 AND 12 (EXCEPT THE WEST 8.00 FEET THEREOF TAKEN FOR ALLEY) IN JOHN B. GEST'S SUBDIVISION OF THAT PART NORTH OF 21ST STREET OF LOT 4 IN BLOCK 38 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST ½ OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

ALSO

ALL OF THE NORTH SOUTH VACATED ALLEY, 8 FEET WIDE, BEING THE WEST 8 FEET OF LOT 12 IN JOHN B. GEST'S SUBDIVISION AFORESAID.

ALSO

LOTS 1, 2, 3, 4 IN SUBDIVISION OF LOTS 5 TO 8, INCLUSIVE IN JOHN B. GEST'S SUBDIVISION OF THAT PART NORTH OF 21ST STREET LOT 4 IN BLOCK 38 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST ½ OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 6:

THAT PART OF LOT 4 IN BLOCK 38 IN THE CANAL TRUSTEES' SUBDIVISION OF THE WEST ½ OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING ON A POINT ON THE EAST LINE OF SAID LOT 4 ON THE SOUTH LINE OF 21ST STREET AND RUNNING THENCE SOUTH ON THE WEST LINE OF JEFFERSON STREET, A DISTANCE OF 140.00 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF 21ST STREET, A DISTANCE OF 234 FEET AND 1-7/8 INCHES; THENCE NORTH PARALLEL WITH THE WEST LINE OF JEFFERSON STREET, A DISTANCE OF 140.00 FEET TO THE SOUTH LINE OF 21ST STREET; THENCE EAST TO THE POINT OF BEGINNING (EXCEPT THEREFROM THAT PART FALLING WITHIN THE FOLLOWING DESCRIBED TRACT OF LAND:

THAT PART OF LOT 4 IN BLOCK 38 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST ½ OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 4 (BEING THE WEST LINE OF VACATED SOUTH JEFFERSON STREET), A DISTANCE OF 295.00 FEET NORTH OF THE NORTH LINE OF WEST 22ND STREET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID WEST 22ND STREET, A DISTANCE OF 233.96 FEET; THENCE NORTH, A DISTANCE OF 71.84 FEET TO A POINT 234.03 FEET WEST OF THE WEST LINE OF SAID VACATED SOUTH JEFFERSON STREET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID WEST 22ND STREET, A DISTANCE OF 234.03 FEET TO A POINT ON THE WEST LINE OF SAID VACATED SOUTH JEFFERSON STREET; THENCE SOUTH ALONG THE WEST LINE OF SAID VACATED SOUTH JEFFERSON STREET, A DISTANCE OF 71.84 FEET TO THE POINT OF BEGINNING) IN COOK COUNTY, ILLINOIS

PARCEL 7:

THAT PART OF LOT 4 IN BLOCK 38 IN THE CANAL TRUSTEES' SUBDIVISION OF THE WEST ½ OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

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COMMENCING AT A POINT ON THE EAST LINE OF SAID LOT 4 (BEING THE WEST LINE OF VACATED SOUTH JEFFERSON STREET) 366.84 FEET NORTH OF WEST 22ND STREET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID 22ND STREET, A DISTANCE OF 234.03 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING WEST PARALLEL WITH THE NORTH LINE OF SAID WEST 22ND STREET A DISTANCE OF 129.71 FEET TO A POINT ON THE WEST LINE OF SAID LOT 4; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 129.78 FEET TO A POINT ON THE SOUTH LINE OF VACATED WEST 21ST STREET; THENCE EAST ALONG THE SOUTH LINE OF SAID VACATED WEST 21ST STREET, A DISTANCE OF 129.70 FEET TO A POINT 234.16 FEET WEST OF THE WEST LINE OF SAID VACATED SOUTH JEFFERSON STREET; THENCE SOUTH, A DISTANCE OF 129.43 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## PARCEL 8:

ALL OF THAT PORTION OF THE WEST HALF OF VACATED SOUTH JEFFERSON STREET, 66 FEET WIDE, LYING SOUTH OF AND ADJOINING THE WESTWARD PROLONGATION OF THE SOUTH LINE OF WEST FULLERTON STREET AND NORTH OF AND ADJOINING THE WESTWARD PROLONGATION OF THE SOUTH LINE OF VACATED WEST 20TH PLACE.

ALSO THAT PORTION OF THE WEST HALF OF VACATED SOUTH JEFFERSON STREET, 66 FEET WIDE, LYING SOUTH OF AND ADJOINING THE WESTWARD PROLONGATION OF SAID SOUTH LINE OF VACATED WEST 20TH PLACE AND NORTH OF AND ADJOINING A LINE WHICH IS 366.84 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF WEST 22ND STREET.

## ALSO

ALL THAT PORTION OF VACATED WEST 21ST STREET, 60 FEET WIDE, WHICH PORTION LIES WEST OF AND ADJOINING THE WEST LINE OF SOUTH JEFFERSON STREET AS SAID WEST LINE IS EXTENDED THROUGH SAID WEST 21ST STREET) AND EAST OF AND ADJOINING THE SOUTHWARD EXTENSION OF THE CENTERLINE OF VACATED SOUTH DES PLAINES STREET, AS EXTENDED SOUTHWARD TO THE SOUTH LINE OF VACATED WEST 21ST STREET.

## ALSO

THAT PORTION OF THE EAST ½ OF VACATED SOUTH DES PLAINES STREET, 50 FEET WIDE, WHICH PORTION LIES NORTH OF AND ADJOINING THE NORTH LINE OF VACATED WEST 21ST STREET, AS SAID NORTH LINE IS EXTENDED THROUGH SAID VACATED SOUTH DES PLAINES STREET, AND LYING SOUTH OF AND ADJOINING THE EASTWARD EXTENSION OF THE SOUTH LINE OF THE NORTH 20 FEET OF LOT 59 IN THE SUBDIVISION OF LOT 1 IN BLOCK 38 OF CANAL TRUSTEES' SUBDIVISION AFORESAID.

## ALSO

THE SOUTH HALF OF VACATED WEST 21ST STREET, 60 FEET WIDE, LYING WEST OF AND ADJOINING THE CENTER LINE OF VACATED SOUTH DES PLAINES STREET EXTENDED SOUTHWARD TO THE SOUTH LINE OF SAID VACATED WEST 21ST STREET AND LYING EAST OF AND ADJOINING THE NORTHWARD EXTENSION OF THE WEST LINE OF LOT 4 IN BLOCK 38 IN CANAL TRUSTEES' SUBDIVISION, ALL IN THE SOUTHWEST ¼ OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

## PARCEL 9:

EASEMENT FOR THE BENEFIT OF PARCELS 1 TO 8 FOR INGRESS AND EGRESS AS CREATED BY DECLARATION OF EASEMENT DATED FEBRUARY 29, 2000 AND RECORDED APRIL 28, 2000 AS DOCUMENT NO. 00300044 AND RERECORDED JANUARY 31, 2005 AS DOCUMENT NO. 0503133180 OVER AND UPON:

THE EAST ½ OF VACATED JEFFERSON STREET ADJACENT TO LOT 3 IN BLOCK 37 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST ½ AND SO MUCH OF THE SOUTHEAST ¼ AS LIES WEST OF THE SOUTH BRANCH OF THE CHICAGO RIVER IN SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE SOUTH 12.00 FEET OF VACATED 20TH PLACE ADJACENT TO LOT 3 AFORESAID AND EXTENDING TO THE WESTERN MOST BOUNDARY OF SAID EASEMENT.