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Doc#: 2022607261 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 08/13/2020 11:24 AM Pg: 1 of 6

After Recording, Return to:

Byline Bank
Post-Closing Department
180 N. LaSalle St, Suite 400
Chicago, IL 60601

Prepared by:

Richard Merel
Erica Byrd
GARFIELD & MEREL, LTD.
Two Prudential Plaza
180 N. Stetson Ave., Suite 1300
Chicago, Illinois 60601

Parcel Identification Numbers:

17-27-116-037-0000, 17-27-116-018-0000,
17-27-116-019-0000, 17-27-116-036-0000

Common Address:

2400-10 and 2412-14 S. Michigan Ave., Chicago, IL

SECOND MODIFICATION OF MORTGAGE

THIS SECOND MODIFICATION OF MORTGAGE ("Modification") dated as of the 26th day of June, 2020 and effective as of April 15, 2020 is made by 2412 MICHIGAN ADVENTURES, LLC, an Illinois limited liability company ("Mortgagor I") as to Parcel 1 and 2400 MICHIGAN ADVENTURES, LLC, an Illinois limited liability company ("Mortgagor II") and collectively with Mortgagor I, "Mortgagor") as to Parcels 2 and 3, and BYLINE BANK, an Illinois banking corporation ("Lender").

RECITALS

WHEREAS, Mortgagor entered into and executed the following (i) that certain Construction Mortgage dated December 1, 2015, recorded with the Cook County Recorder of Deeds on December 9, 2015 as document number 1534356252, as modified by that certain Modification of Mortgage dated January 12, 2017, recorded with the Cook County Recorder of Deeds on January 26, 2017 as document number 1702606032 (collectively, the "Mortgage"); and (ii) that certain Assignment of Rents dated December 1, 2015, recorded with the Cook County Recorder of Deeds on December 9, 2015 as document number 1534356253, as modified by that certain Modification of Mortgage dated January 12, 2017, recorded with the Cook County Recorder of Deeds on January 26, 2017 as document number 1702606032 (collectively, the "AOR" and collectively with the Mortgage, the "Mortgage Documents"), both with respect to the real property legally described on Exhibit A attached hereto and incorporated herein; and

WHEREAS, Mortgagor and Lender wish to amend and/or modify the Mortgage Documents as provided herein.

PRAIRIE TITLE
6821 W. NORTH AVE.
OAK PARK, IL 60302

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NOW, THEREFORE, in consideration of the mutual consents, conditions, and agreements herein contained, receipt and sufficiency of which is hereby acknowledged, it is agreed as follows:

1. Recitals and Definitions. The Recitals above are made a part of this Section 1 as though fully set forth herein. Capitalized words and phrases not otherwise defined herein shall have the same meaning ascribed in the Mortgage Documents.

2. Modification Terms. The Maturity Date is extended from April 15, 2020 to February 15, 2021.

3. Construction. The parties hereto intend this instrument to operate as a modification of the Mortgage Documents and do not intend that a new mortgage or assignment of rents be created hereby. This Modification shall be construed in conjunction with and shall modify the Mortgage Documents. Except as amended hereby, all of the terms, covenants, and conditions of the Mortgage Documents shall remain in full force and effect and are hereby ratified and confirmed. In the event of any inconsistencies between this Modification and the Mortgage Documents, the Modification shall prevail.

4. Counterparts. This Modification may be executed in any number of counterparts so long as each signatory hereto executes at least one such counterpart. Each such counterpart shall constitute one original, but all such counterparts taken together shall constitute one and the same instrument.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY – SIGNATURE PAGE TO FOLLOW]

PROPERTY OF Cook County Clerk's Office


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IN WITNESS WHEREOF, the undersigned has executed this Modification as of the date first above written.

MORTGAGOR:


2400 MICHIGAN ADVENTURES, LLC, an Illinois limited liability company

BY: MOTOR ROW MANAGEMENT, INC., an Illinois corporation, Manager of 2400 Michigan Adventures, LLC


 Name: Alexander G. Pearsall
 Its: Managing Member

2412 MICHIGAN ADVENTURES, LLC, an Illinois limited liability company

BY: MOTOR ROW MANAGEMENT, INC., an Illinois corporation, Manager of 2412 Michigan Adventures, LLC


 Name: Alexander G. Pearsall
 Its: Managing Member

Proposed
 Of Cook County Clerk's Office

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STATE OF _____)

) SS.

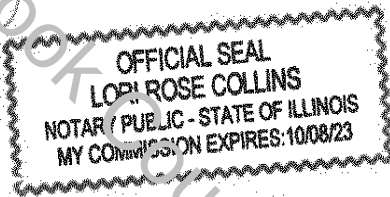
COUNTY OF _____)

I, Lori Rose Collins a Notary Public in and for the said County in the State aforesaid, DO HEREBY CERTIFY that Alexander Carroll President of Motor Row Management, Inc., Manager of 2400 MICHIGAN ADVENTURES, LLC, an Illinois limited liability company and 2412 MICHIGAN ADVENTURES, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she/he signed and delivered the said instrument as her/his own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 26 day June, 2020.



Notary Public.



Property of Cook County Clerk's Office

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LENDER:

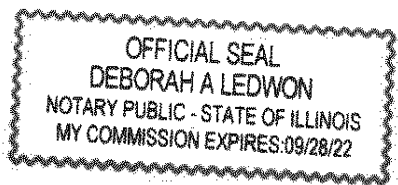
BYLINE BANK, an Illinois banking corporation

Name: Chris GLANCY
Its: Vice President

STATE OF IL)
) SS.
COUNTY OF COOK)

I, Deborah, a Notary Public in and for the said County in the State aforesaid, DO HEREBY CERTIFY that Chris Glancy Vice President of BYLINE BANK personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she/he signed and delivered the said instrument as her/his own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 30th day June, 2020.



Deborah Ledwon
Notary Public

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOT 4 (EXCEPT THE NORTH 11.44 FEET OF THE WEST 99.19 FEET THEREOF), ALL OF LOT 5 AND LOT 6 (EXCEPT THE SOUTH 45.56 FEET THEREOF) IN THE SUBDIVISION OF BLOCK 45 (EXCEPT THE SOUTH 50 FEET OF THE NORTH 175 FEET OF THE WEST 180 FEET THEREOF) AND EXCEPT THAT PART OF THE PROPERTY LYING ABOVE AN ELEVATION OF 50.05' CCD (CITY OF CHICAGO DATUM), SAID ELEVATION REPRESENTING A HORIZONTAL PLANE AT THE TOP OF THE HIGHEST PARAPET WALL OF THE BUILDING LOCATED AT SAID PROPERTY, IN CANAL TRUSTEES' SUBDIVISION OF THE WEST HALF OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 1, 2, AND 3 IN THE SUBDIVISION OF BLOCK 45 (EXCEPT THE SOUTH 50 FEET OF THE NORTH 175 FEET OF THE WEST 180 FEET THEREOF) IN CANAL TRUSTEE SUBDIVISION OF THE WEST ½ OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE NORTH 11.44 FEET OF THE WEST 99.19 FEET OF LOT 4 IN THE SUBDIVISION OF BLOCK 45 (EXCEPT THE SOUTH 50 FEET OF THE NORTH 175 FEET OF THE WEST 180 FEET THEREOF) IN CANAL TRUSTEE SUBDIVISION OF THE WEST ½ OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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