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Doc#. 2026920265 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/25/2020 12:22 PM Pg: 1 of 4

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
LAKESIDE BANK
1055 W ROOSEVELT RD
CHICAGO, IL 60608

688 1553-799
9/14

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated April 22, 2020, is made and executed between JMV Chicago, LLC, whose address is 2213 N. Leavitt, Chicago, IL 60647 (referred to below as "Grantor") and Lakeside Bank, whose address is 1055 W. Roosevelt Road, Chicago, IL 60608 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated June 27, 2014 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded at the Cook County Recorder of Deeds on July 18, 2014 as Document 1419922102.

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

LOT 63 IN HOSMER AND RODGER'S SUBDIVISION OF BLOCK 7 IN BRODEN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as: 1620 North Fairfield Avenue, Chicago, IL 60647-5208.

The Real Property tax identification number is 13-36-425-032-0000.

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

The maturity date of the loan is hereby extended to October 18, 2020. All other terms and conditions of the loan documents shall remain in full force and effect.

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.

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GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED April 22, 2020.

GRANTOR:

JMV CHICAGO, LLC

By: *John M. Vargo*
John M. Vargo, Manager/Sole Member of JMV Chicago, LLC

LENDER:

LAKESIDE BANK

X *Dawn Hjalbert*
Authorized Signer

STATE OF IL)
) SS
COUNTY OF Cook)

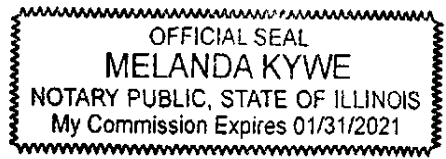
On this 27th day of July, 2020 before me, the undersigned Notary Public, personally appeared John M. Vargo, and known to me to be a member or designated agent of the limited liability company that executed the Modification of Mortgage and acknowledge the Modification to be the free and voluntary act 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 *Melanda Kywe*

Residing Lakeside Bank at

Notary Public in and for the State of IL

My commission expires 01/31/2021



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LENDER ACKNOWLEDGMENT

STATE OF IL

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COUNTY OF Cook

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On this 20th day of July, 2020, before me, the undersigned Notary Public, personally appeared Dalia Balcenas and known to me to be the A.V.P. 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 Melanda Kywe

Residing Lakeside Bank at

Notary Public in and for the State of IL

My commission expires 01/31/2021



Cook County Clerk's Office