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RECORDATION REQUESTED BY:

1st Equity Bank
3956 West Dempster St
Skokie, IL 60076

Doc#: 2027562169 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/01/2020 12:50 PM Pg: 1 of 5

WHEN RECORDED MAIL TO:

1st Equity Bank
3956 West Dempster St
Skokie, IL 60076

SEND TAX NOTICES TO:

7855 PROPERTY OWNER, LLC
1200 N. NORTH BRANCH ST.
2ND FLOOR
CHICAGO, IL 60642

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

DUBRAVKA IVANCIC, LOAN DEPT.
1st Equity Bank
3956 West Dempster St
Skokie, IL 60076

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated January 30, 2020, is made and executed between 7855 PROPERTY OWNER, LLC (referred to below as "Grantor") and 1st Equity Bank, whose address is 3956 West Dempster St, Skokie, IL 60076 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated March 30, 2018 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

RECORDED APRIL 13, 2018 AS DOCUMENT #1810346061, KAREN A. YARBROUGH, COOK COUNTY RECORDER OF DEEDS.

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

A. THE LEASEHOLD ESTATE CREATED BY THE INSTRUMENT REFERRED TO AS THE LEASE EXECUTED BY:

THE NATURAL GAS PIPELINE COMPANY OF AMERICA TO GROSSE POINT, INC AN ILLINOIS CORPORATION DATED APRIL 14, 2005, A MEMORANDUM OF WHICH WAS RECORDED MAY 2, 2005 AS DOCUMENT NUMBER 0512239096, DEMISING THE LAND FOR A TERM OF YEARS BEGINNING MARCH 1, 2005 AND ENDING 10 YEARS THEREAFTER, AND ALL RIGHTS THEREUNDER OF, AND ALL ACTS DONE OR SUFFERED THEREUNDER BY, SAID LESSEE OR BY ANY PARTY CLAIMING BY, THROUGH, OR UNDER SAID LESSEE.

THE TERM MAY BE EXTENDED AT TENANT'S OPTION FOR 8 OPTION PERIODS OF 5 YEARS

AS TO PARCEL 3 OF THE LAND.

PARCEL 3:

THE SOUTH 50 FEET OF LOTS 3 AND 4 IN THE SUBDIVISION OF THAT PART OF LOT 1 IN CARL SCHNUR'S SUBDIVISION OF PART OF THE NORTHEAST 1/4 AND PART OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH

#82466

UNOFFICIAL COPY**MODIFICATION OF MORTGAGE****(Continued)**

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LIES WESTERLY OF THE WESTERLY RIGHT OF WAY LINE OF EDENS EXPRESSWAY AND EASTERLY OF THE CENTER LINE OF GROSS POINT ROAD (EXCEPT THE NORTH 75.0 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 7855 Gross Point Rd., Skokie, IL 60077. The Real Property tax identification number is 10-29-208-009-0000 1 of 7

10-29-208-011-0000 2 of 7

10-29-208-012-0000 3 of 7

10-29-208-015-0000 4 of 7

10-29-208-016-0000 5 of 7

10-29-208-017-0000 6 of 7

10-29-208-018-0000 7 of 7.

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

THIS MODIFICATION RENEWS AND INCREASES THE PRINCIPAL BY \$300,000.00 TO A TOTAL INDEBTEDNESS OF \$3,200,000.00 AND EXTENDS THE MATURITY DATE TO JANUARY 30, 2021 AS EVIDENCED BY A CHANGE OF TERMS AGREEMENT DATED JANUARY 30, 2020

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 JANUARY 30, 2020.

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MODIFICATION OF MORTGAGE

(Continued)

Loan No: 821466

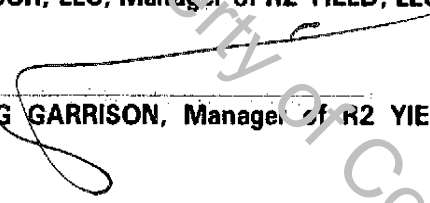
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GRANTOR:

7855 PROPERTY OWNER, LLC

R2 YIELD, LLC, Manager of 7855 PROPERTY OWNER, LLC

R2 YIELD SPONSOR, LLC, Manager of R2 YIELD, LLC

By: 
MATTHEW G GARRISON, Manager of R2 YIELD SPONSOR,
LLC

LENDER:

1ST EQUITY BANK

X 
Authorized Signer

Property of Cook County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF ILLINOIS)
)
) SS
)
 COUNTY OF COOK)



On this 30th day of January, 2020 before me, the undersigned Notary Public, personally appeared **MATTHEW G GARRISON, Manager of R2 YIELD SPONSOR, LLC, Manager of R2 YIELD, LLC, Manager of 7355 PROPERTY OWNER, 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 Judith Stern Residing at _____
 Notary Public in and for the State of ILLINOIS **1st Equity Bank**
 My commission expires 7-29-2020 **3956 W. Dempster**
Skokie, IL 60076

County Clerk's Office

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MODIFICATION OF MORTGAGE

Loan No: 821466

(Continued)

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LENDER ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)



On this 30th day of January, 2020 before me, the undersigned Notary Public, personally appeared LOUIS JKOLOM and known to me to be the PRESIDENT, authorized agent for **1st Equity Bank** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **1st Equity Bank**, duly authorized by **1st Equity 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 **1st Equity Bank**.

By Judith Stern Residing at _____

Notary Public in and for the State of ILLINOIS

1st Equity Bank
3060 W. Dempster
Skokie, IL 60076

My commission expires 7-29-2020

CLERK'S OFFICE OF COOK COUNTY