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Doc# 2028747045 Fee \$72.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/13/2020 11:01 AM PG: 1 OF 9

RECORDATION REQUESTED BY:

First Bank of Highland Park
Northbrook Office
633 Skokie Blvd.
Northbrook, IL 60062

WHEN RECORDED MAIL TO:

First Bank of Highland Park
Attn: Loan Operations
Department
633 Skokie Blvd
Northbrook, IL 60062

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

FIRST BANK OF HIGHLAND PARK
1835 First Street
Highland Park, IL 60035

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated June 15, 2020, is made and executed between 944-954 WEST GRACE LLC, an Illinois limited liability company, whose address is 709 N. Milwaukee Avenue, Chicago, IL 60642 (referred to below as "Grantor") and First Bank of Highland Park, whose address is 633 Skokie Blvd., Northbrook, IL 60062 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated October 2, 2019 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Mortgage recorded October 28, 2019 in the Office of the Recorder of Deeds of Cook County as document number 1930155152 .

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

See Exhibit "A", 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 944-954 West Grace Street, Chicago, IL 60613 .

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

1) The section entitled Maximum Lien is amended to read as follows: At no time shall the principal amount of Indebtedness secured by the Mortgage, not including sums advanced to protect the security of the Mortgage, exceed \$4,236,000.00.

2) The definition Note is amended to read as follows: The word "Note" means the Promissory Note dated October 2, 2019, in the original principal amount of \$2,083,350.00 and a Change In Terms Agreement dated June 15, 2020 increasing the principal loan amount to \$2,118,000.00 from Grantor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement. The interest rate on the Note is a variable interest rate based upon an index. The index currently is 3.250% per annum. Interest on the unpaid principal balance

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MODIFICATION OF MORTGAGE (Continued)

LENDER:

FIRST BANK OF HIGHLAND PARK



 Authorized Signer

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 30 day of July, 2020 before me, the undersigned Notary Public, personally appeared **KENNETH E. MOTEW**, member / Manager of **MO2 MANAGER LLC**, an Illinois limited liability company, Manager of **944-954 WEST GRACE LLC**, an Illinois limited liability company, 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: Sheryl Durment Residing at Kildeer, IL

Notary Public in and for the State of Illinois

My commission expires 10/8/2023



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MODIFICATION OF MORTGAGE (Continued)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

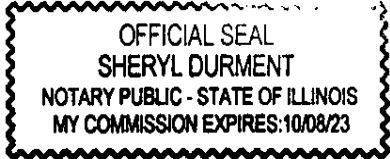
STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 30 day of July, 2020 before me, the undersigned Notary Public, personally appeared **MICHAEL M. MOTEW, Member / Manager of MO2 MANAGER LLC, an Illinois limited liability company Manager of 944-954 WEST GRACE LLC, an Illinois limited liability company,** 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 *Sheryl Durment* Residing at *Kildeer, IL*

Notary Public in and for the State of Illinois

My commission expires 10/8/2023



County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

LENDER ACKNOWLEDGMENT

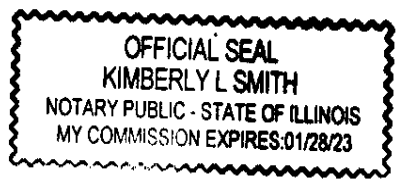
STATE OF IL)
) SS
 COUNTY OF LAKE)

On this 14th day of AUGUST, 2020 before me, the undersigned Notary Public, personally appeared SCOTT W. ELZA and known to me to be the V.P., authorized agent for **First Bank of Highland Park** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **First Bank of Highland Park**, duly authorized by **First Bank of Highland Park** 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 Bank of Highland Park**.

By Kimberly L. Smith Residing at ✓

Notary Public in and for the State of IL

My commission expires 1/28/2023



Deputy County Clerk's Office

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Exhibit "A"

The land referred to in this commitment is described as follows: County of Cook, State of Illinois

PARCEL 1:

LOTS 11, 12, AND 13 IN S.H. KERFOOT'S SUBDIVISION OF THE NORTHWEST 1/4 OF BLOCK 7 IN LAFLIN, SMITH AND DYER'S SUBDIVISION OF THE NORTHEAST 1/4 (EXCEPT 1.28 ACRES IN THE NORTHEAST CORNER THEREOF) OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE WEST QUARTER OF THE SOUTHWEST 1/4 OF BLOCK 7 AND ALSO THE WEST 100 FEET OF THE EAST 3/4 OF THE SAID SOUTHWEST 1/4 OF SAID BLOCK 7 (WHICH SAID WEST 100 FEET ARE OTHERWISE KNOWN AS LOT 3 IN STOCK'S SUBDIVISION OF THE EAST 3/4 OF THE SOUTHWEST 1/4 OF SAID BLOCK 7), ALL IN LAFLIN, SMITH AND DYER'S SUBDIVISION OF THE NORTHEAST 1/4 (EXCEPT 1.28 ACRES IN THE NORTHWEST CORNER THEREOF) OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING STREETS FROM BOTH PARTS OF THE FOREGOING DESCRIPTION), IN COOK COUNTY, ILLINOIS.

PROPERTY of Cook County Clerk's Office

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Property Tax Cook County Clerk's Office

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Cook County Clerk's Office

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Book County Clerk's Office

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Seal of Cook County Clerk's Office