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2030833123

Doc# 2030833123 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/03/2020 11:05 AM PG: 1 OF 6

WHEN RECORDED MAIL TO:

LAKESIDE BANK
Loan Operations
1055 W ROOSEVELT RD
CHICAGO, IL 60608

Freedom Title Corporation
2220 Hicks Road
Suite 206
Rolling Meadows, IL 60008

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 W Roosevelt
Chicago, IL 60608

6881553-799

13/13

MODIFICATION OF MORTGAGE



#####074007222020#####

THIS MODIFICATION OF MORTGAGE dated July 22, 2020, is made and executed between J & J 500, LLC, an Illinois limited liability company, whose address is 500 West 18th Street, Chicago, IL 60616 (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 July 26, 2016 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded at the Cook County Recorder of Deeds on August 11, 2016 as Document Number 1622410079.

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

PARCEL 1

LOT 10 (EXCEPT THE NORTH 10.00 FEET THEREOF); LOTS 11 TO 18, BOTH INCLUSIVE; THAT PART OF LOTS 19, 20, AND 21, LYING SOUTH OF A LINE 5.46 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 21 AND WEST OF A LINE 59.25 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOTS 19, 20, AND 21; ALSO THAT PART OF SAID LOT 19, LYING EAST OF THE WEST 59.25 FEET THEREOF AND SOUTH OF THE WESTERLY EXTENSION OF THE CENTERLINE OF THE VACATED ALLEY LYING NORTH OF AND ADJOINING SAID LOTS 11 TO 13; TOGETHER WITH THAT PART OF THE VACATED ALLEY LYING NORTHWESTERLY OF SAID LOTS 13 TO 17 AND

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

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SOUTHEASTERLY OF AND ADJOINING SAID LOT 19 AS DESCRIBED; ALSO, THAT PART OF THE SOUTH 1/2 OF THE VACATED ALLEY LYING NORTH OF AND ADJOINING SAID LOTS 11 TO 13; ALSO, THAT PART OF THE EAST 1/2 OF VACATED SOUTH NORMAL AVENUE, LYING WEST OF AND ADJOINING THE ABOVE DESCRIBED PREMISES ALL IN ARTEMUS CARTER'S SUBDIVISION OF LOT 4 IN BLOCK 44 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND SO MUCH OF THE SOUTHEAST 1/4 AS LIES WEST OF THE SOUTH BRANCH OF THE CHICAGO RIVER, IN COOK COUNTY, ILLINOIS.

PARCEL 2

ALL THAT PART OF VACATED SOUTH CANALPORT AVENUE, TOGETHER WITH AND INCLUDING ALL OF THE TRIANGULAR PIECE OF LAND COMMONLY KNOWN AS "SCHOENHOFEN PLACE", LYING SOUTHEASTERLY OF THE SOUTHEASTERLY LINE OF LOTS 10 TO 18, BOTH INCLUSIVE; LYING WEST OF THE SOUTHWARDLY EXTENSION OF THE EAST LINE OF LOT 10; LYING EAST OF OF THE SOUTHWARDLY EXTENSION OF THE WEST LINE OF LOT 18 AND LYING NORTH OF THE EASTERLY EXTENSION OF THE SOUTH LINE OF THAT PART OF SOUTH SEWARD AVENUE VACATED BY ORDINANCE PASSED JUNE 28, 1918 AND RECORDED AS DOCUMENT 6359973, ALL IN ARTEMUS CARTER'S SUBDIVISION OF LOT 4 IN BLOCK 44 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN AND SO MUCH OF THE SOUTHEAST 1/4 AS LIES WEST OF THE SOUTH BRANCH OF THE CHICAGO RIVER, SAID PART OF VACATED STREET BEING FURTHER DESCRIBED AS ALL THAT PART OF THE INTERSECTION OF WEST 18TH STREET, SOUTH CANALPORT AVENUE AND SOUTH CANAL STREET, LYING WEST OF THE WEST LINE OF SOUTH CANAL STREET EXTENDED SOUTH; LYING EAST OF EAST LINE OF VACATED SOUTH SEWARD STREET EXTENDED SOUTH AND LYING NORTH OF THE NORTH LINE OF WEST 18TH STREET EXTENDED EAST, IN COOK COUNTY, ILLINOIS.

PARCEL 3

THAT PART OF THE WEST HALF OF VACATED SOUTH NORMAL AVENUE LYING NORTH OF AND ADJOINING THE SOUTH LINE OF LOT 39 IN ARTEMUS CARTER'S SUBDIVISION AFORESAID, EXTENDED, EAST AND LYING SOUTH OF AND ADJOINING THE WESTWARD EXTENSION OF THE NORTH LINE OF SOUTH 5.46 FEET OF LOT 21 IN ARTEMUS CARTER'S SUBDIVISION AFORESAID, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER AND UPON THAT PART OF THE MIDDLE 20.00 FEET OF VACATED NORMAL AVENUE (FORMERLY SEWARD AVENUE) RESERVE IN INSTRUMENT RECORDED SEPTEMBER 26, 1997, AS DOCUMENT 97716300, LYING NORTHERLY OF THE NORTHERLY LINE OF THE SOUTH 5.46 FEET OF LOT 21 EXTENDED WEST OF ARTEMUS CARTER'S SUBDIVISION AFORESAID AND SOUTHERLY OF THE SOUTHERLY LINE OF LOT 42 EXTENDED EAST OF JOHN F. IRWIN'S SUBDIVISION AFORESAID, ALL IN SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 500 West 18th Street, Chicago, IL 60616. The Real Property tax identification number is 17-21-307-056-0000, 17-21-308-001-0000, 17-21-307-103-0000 and 17-21-307-104-0000.

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

(A) The maturity date of the loan is hereby extended to June 26, 2025, (B) the Interest Rate is amended to 4.50% fixed, per annum, and (C) the Principal Amount of the loan is amended to \$2,827,500.00. The Maximum Lien is hereby amended in entirety and the following is hereby inserted in lieu thereof: 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 \$5,655,000.00. All other terms and conditions of the loan documents shall remain the same, in full force and effect..

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain

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MODIFICATION OF MORTGAGE (Continued)

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 endorser 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 JULY 22, 2020.

GRANTOR:

J & J 500, LLC

By: _____

Jimmy M. Lee, Manager/Member of J & J 500, LLC

By: _____

Jennifer Y. Lee, Member of J & J 500, LLC

LENDER:

LAKESIDE BANK

x _____

Authorized Signer

Property of Cook County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF IL _____)

COUNTY OF COOK _____)

) SS

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On this 22ND day of JULY, 2020 before me, the undersigned Notary Public, personally appeared **Jimmy M. Lee, Manager/Member of J & J 500, 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 [Signature] _____ Residing at _____

Notary Public in and for the State of IL _____

My commission expires 05/11/22 _____



Cook County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

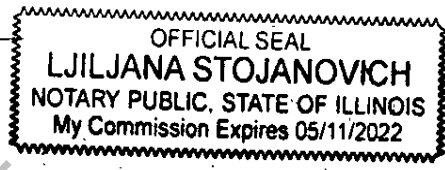
STATE OF IL)
) SS
 COUNTY OF COOK)

On this 22ND day of JULY, 2020 before me, the undersigned Notary Public, personally appeared **Jennifer Y. Lee, Member of J & J 500, 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 [Signature] Residing at _____

Notary Public in and for the State of IL

My commission expires 05/11/22



PROPERTY OF COOK COUNTY CLERK'S OFFICE

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MODIFICATION OF MORTGAGE (Continued)

LENDER ACKNOWLEDGMENT

STATE OF IL)
) SS
 COUNTY OF COOK)

On this 22ND day of JULY, 2020 before me, the undersigned Notary Public, personally appeared NICK WYCKENDT and known to me to be the 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 _____ Residing at _____

Notary Public in and for the State of IL

My commission expires 05/11/22



Property of Cook County Clerk's Office