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Doc#: 2031039300 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/05/2020 04:21 PM Pg: 1 of 4

This Instrument Prepared by
and After Recording Return to:

Edward A. Trio
Gould & Ratner LLP
222 N. LaSalle St., Suite 300
Chicago, IL 60601

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SECOND NOTE AND MORTGAGE MODIFICATION AGREEMENT

This Note and Mortgage Modification Agreement (“Agreement”) is made as of this 1st day of June, 2020, between SHIMRIT SCHER (“Borrower”) and the SCHER FAMILY LIMITED PARTNERSHIP (“Lender”).

RECITALS

A. Borrower executed and delivered to Lender a certain Note dated November 24, 2010, in the principal amount of \$568,026.74 maturing November 24, 2019 (the “Note”).

B. The Note was secured by a Mortgage, recorded on December 6, 2010 with the Cook County Recorder of Deeds as Document Number 1034013032 (the “Mortgage”), encumbering the property commonly known as 160 E. Illinois Street, Unit 2208, Chicago, Illinois 60611 as legally described in Exhibit A attached to this Agreement (the “Property”).

C. The Note and Mortgage were amended and modified to change the maturity date of the Note to October 31, 2026 and increase the interest rate on the Note to One and Eighty Five One-hundredths percent (1.85%) per annum by that Note and Mortgage Modification Agreement dated October 31, 2017 and recorded in the Recorder’s Office of Cook County, in the State of Illinois, on December 21, 2017 as Document 1735506092.

D. The principal balance due under the Note remains unpaid as of the date hereof.

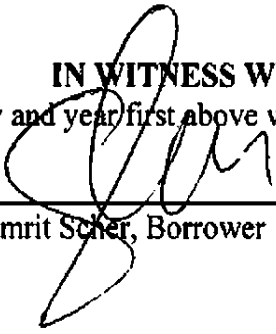
E. The parties desire to modify the Note and the Mortgage to extend the maturity date

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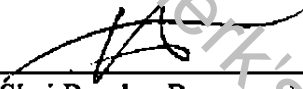
NOW, THEREFORE, in consideration of the mutual undertakings herein stated, the parties agree as follows:

1. As of the date hereof, the unpaid principal balance due under the Note is \$568,026.74.
2. Effective as of the date hereof, the interest rate shall be reduced from One and Eighty Five One-hundredths percent (1.85%) per annum to Zero and Forty Three One-hundredths percent (0.43%) per annum.
3. Effective as of the date hereof, the maturity date shall be June 1, 2029.
4. Payments of interest and principal shall be due in nine installments, as follows:
\$2,442.51, representing interest only, on June 1, 2021, and on the 1st day of each June thereafter for a period of seven years, with a final payment of principal and interest of \$570,469.25 on June 1, 2029.
5. Except as modified by this Agreement, the Note and the Mortgage are hereby ratified and confirmed. The parties agree that the Note and the Mortgage, as modified herein, remain in full force and effect in accordance with their respective terms.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

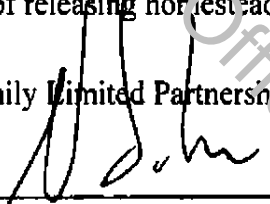


 Shimrit Scher, Borrower



 Shai Bracha, Borrower's spouse, solely for purposes of releasing homestead

Scher Family Limited Partnership, Lender

By: 

 Natan Scher, Trustee, Natan Scher Revocable Trust, General Partner

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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I HEREBY CERTIFY that on this 9 day of JUNE, 2020 before me a Notary Public for the state and county aforesaid, personally appeared SHIMRIT SCHER and SHAI BRACHA, known to me or satisfactorily proven to be the same persons whose names are subscribed to the foregoing instrument, who acknowledged that they executed such instrument for the purposes therein set forth.

IN WITNESS WHEREOF, I have set my hand and Notarial Seal the day and year first above written.

Paula M. Ackerman
Notary Public

My commission expires: 9-26-2023



STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I HEREBY CERTIFY that on this 9 day of JUNE, 2020, before me a Notary Public for the state and county aforesaid, personally appeared NATAN SCHER, known to me or satisfactorily proven to be the same person whose name is are subscribed to the foregoing instrument, who acknowledged that he has executed such instrument for the purposes therein set forth.

IN WITNESS WHEREOF, I have set my hand and Notarial Seal the day and year first above written.

Paula M. Ackerman
Notary Public

My commission expires: 9-26-2023



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EXHIBIT A

PARCEL 1: UNIT 2208 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE AVENUE EAST CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0725315094, IN THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-405, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

PARCEL 3: EXCLUSIVE USE FOR STORAGE PURPOSES IN AND TO STORAGE SPACE NO. 124, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Address of Property: 160 East Illinois Street, Unit 2208
Chicago, IL 60611

Permanent Tax Index No. PIN: 17-10-126-011-1118

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