

Illinois Anti-Predatory
Lending Database
Program

Doc#: 2031821241 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/13/2020 12:05 PM Pg: 1 of 5

Certificate of Exemption



Report Mortgage Fraud
844-768-1713

The property identified as: **PIN:** 20-25-218-017-0000

Address:

Street: 7308 s Crandon Avenue

Street line 2:

City: Chicago

State: IL

ZIP Code: 60649

Lender: TBK BANK SSP

Borrower: EAS SEVENTY-NINTH STREET LLC

Loan / Mortgage Amount: \$997,500.00

This property is located within the program area and the transaction is exempt from the requirements of 765 ILCS 77/70 et seq. because the application was taken by an exempt entity.

Certificate number: 9C430BCA-E4C3-4A26-9466-06F048500990

Execution date: 10/6/2020

UNOFFICIAL COPY**WHEN RECORDED MAIL TO:**

**TBK Bank, SSB
Bettendorf Iowa Branch
852 Middle Road
Bettendorf, IA 52722**

SEND TAX NOTICES TO:

**East Seventy-Ninth Street LLC,
an Illinois limited liability
company
405 N. Wabash Avenue, Suite
P2N
Chicago, IL 60611**

FOR RECORDER'S USE ONLY**This Modification of Mortgage prepared by:**

**Kimberly Wurster, Loan Documentation Specialist
TBK Bank, SSB
852 Middle Road
Bettendorf, IA 52722**

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated October 6, 2020, is made and executed between East Seventy-Ninth Street LLC, an Illinois limited liability company, whose address is 405 N. Wabash Avenue, Suite P2N, Chicago, IL 60611 (referred to below as "Grantor") and TBK Bank, SSB, whose address is 852 Middle Road, Bettendorf, IA 52722 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated August 12, 2016 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded August 15, 2016 as Document No 1622810053 in Cook County.

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

LOTS 1 AND 2 IN GEORGE G. MCROY'S SUBDIVISION OF LOTS 5 TO 7 IN THE EAST 1/2 OF LOTS 8 AND 13 AND LOTS 14 AND 15 IN BLOCK 5 IN STAVE AND KLEMM'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

The Real Property or its address is commonly known as 7308 S Crandon Avenue, Chicago, IL 60649. The Real Property tax identification number is 20-25-218-017-0000.

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

Add maturity date of the Note as October 12, 2025.

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

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 100850950

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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 OCTOBER 6, 2020.

GRANTOR ACKNOWLEDGES RECEIPT OF A COMPLETED COPY OF THIS MODIFICATION OF MORTGAGE AND ALL OTHER DOCUMENTS RELATING TO THIS DEBT.

GRANTOR:


EAST SEVENTY-NINTH STREET LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

By: 

Thomas G Rudbeck III, Manager of East Seventy-Ninth Street LLC, an Illinois limited liability company

LENDER:

TBK BANK, SSB

x 
Authorized Signer

Property of Cook County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 100650950

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 6th day of October, 2020 before me, the undersigned Notary Public, personally appeared Thomas G Rudbeck III, Manager of East Seventy-Ninth Street 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 Vinnette Shim Vinnette A S Residing at 2019 E 171st Ct South Holland, IL 60473

Notary Public in and for the State of Illinois

My commission expires May 2, 2022



Cook County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 100650950

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LENDER ACKNOWLEDGMENT

STATE OF Iowa)
)
 COUNTY OF Scott) SS
)

On this 10th day of October, 2020 before me, the undersigned Notary Public, personally appeared Amy Crist and known to me to be the SVP Commercial lender, authorized agent for TBK Bank, SSB that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of TBK Bank, SSB, duly authorized by TBK Bank, SSB 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 TBK Bank, SSB.

By Rebecca A. Buchanan Residing at 11001 Hillside Ct
Davenport IA 52800

Notary Public in and for the State of Iowa

My commission expires 11/15/2022



County Clerk's Office