

UNOFFICIAL COPY

Illinois Anti-Predatory Lending Database Program

Doc#: 2035306164 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/18/2020 12:53 PM Pg: 1 of 4

Certificate of Exemption



Report Mortgage Fraud
844-768-1713

The property identified as: **PIN:** 14-31-411-051-0000

Address:

Street: 1827 N HONORE STREET

Street line 2:

City: CHICAGO

State: IL

ZIP Code: 60622

Lender: BELMONT BANK AND TRUST

Borrower: ACF REALTY ADVISOR LLC

Loan / Mortgage Amount: \$150,000.00

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: A8884DD5-9A35-4D59-A8F3-BF48CBEDBAEB

Execution date: 11/10/2020

UNOFFICIAL COPY**RECORDATION REQUESTED BY:**

Belmont Bank & Trust
Company
8250 W Belmont Ave
Chicago, IL 60634

WHEN RECORDED MAIL TO:

Belmont Bank & Trust
Company
8250 W Belmont Ave
Chicago, IL 60634

SEND TAX NOTICES TO:

Belmont Bank & Trust
Company
8250 W Belmont Ave
Chicago, IL 60634

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

Robert Sztremmer, Loan Processor
Belmont Bank & Trust Company
8250 W Belmont Ave
Chicago, IL 60634

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated November 10, 2020, is made and executed between BRADLEY M. FALK AND LESLI L. FALK, HIS WIFE, TENANTS BY THE ENTIRETY (referred to below as "Grantor") and Belmont Bank & Trust Company, whose address is 8250 W Belmont Ave, Chicago, IL 60634 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated December 14, 2009 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded with Cook County Recorder of Deeds on December 23, 2009 as document number 0935746041.

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

LOTS 67, 68 AND 69 TAKEN AS A TRACT (EXCEPT THE SOUTH 40.0 FEET THEREOF) IN THE SUBDIVISION BY THE TRUSTEES OF THE CHICAGO LAND COMPANY OF BLOCK 33 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

The Real Property or its address is commonly known as 1827 N Honore Street, Chicago, IL 60622. The Real Property tax identification number is 14-31-411-051-0000.

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

- (i) Maturity date of the indebtedness is hereby extended to November 10, 2021,
- (ii) The Indebtedness is evidenced by original Promissory Note dated December 14, 2009 in the original maximum principal amount of \$350,000.00, with all of its renewals and modifications and most recently modified by Promissory Note dated November 10, 2020 in the maximum principal amount of \$300,000.00 with monthly payments of interest only followed by a single maturity payment of all outstanding interest and principal on November 10, 2021,

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

Loan No: 9000001255

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(iii) Other paragraphs included elsewhere in this document further modify the Mortgage to the extent described therein.

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 NOVEMBER 10, 2020.

GRANTOR:

X 

Bradley M. Falk

X 

Lesli L. Falk

LENDER:

BELMONT BANK & TRUST COMPANY

X 

Authorized Signer

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 9000001255

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INDIVIDUAL ACKNOWLEDGMENT

STATE OF IL)
)
) SS
 COUNTY OF Cook)

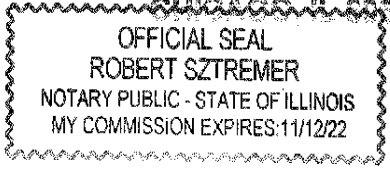
On this day before me, the undersigned Notary Public, personally appeared Bradley M. Falk and Lesli L. Falk, to me known to be the individuals described in and who executed the Modification of Mortgage, and acknowledged that they signed the Modification as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 10th day of November, 2020.

By [Signature] Residing at BELMONT BANK & TRUST
8250 W. BELMONT AVE.
CHICAGO, IL 60634

Notary Public in and for the State of IL

My commission expires 11/12/2022



LENDER ACKNOWLEDGMENT

STATE OF IL)
)
) SS
 COUNTY OF Cook)

On this 17th day of November, 2020 before me, the undersigned Notary Public, personally appeared Valentino Jakubec and known to me to be the Senior Loan Processor, authorized agent for Belmont Bank & Trust Company that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of Belmont Bank & Trust Company, duly authorized by Belmont Bank & Trust Company 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 Belmont Bank & Trust Company.

By [Signature] Residing at BELMONT BANK & TRUST
8250 W. BELMONT AVE.
CHICAGO, IL 60634

Notary Public in and for the State of IL

My commission expires 11/12/22

