

# UNOFFICIAL COPY

Doc#: 2036601104 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/31/2020 12:34 PM Pg: 1 of 7

**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 June 4, 2020, is made and executed between West Industrial Properties LLC (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 April 10, 2014 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

recorded on May 20, 2014 as document number 1414004034 with the Cook County Recorder of Deeds.

**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 1843 S Washtenaw Ave (former Ryerson West Plant), Chicago, IL 60608. The Real Property tax identification number is 16-24-403-055-0000, 16-24-408-043-0000, 16-24-409-038-0000, 16-24-409-039-0000, 16-24-409-040-0000, and 16-24-410-001-0000.

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

The Indebtedness is evidenced by original Promissory Note dated April 10, 2014 in the original principal amount of \$6,950,000.00, with all of its renewals and modifications and most recently modified by Promissory Note dated June 4, 2020 in the principal amount of \$14,737,957.90 with maximum monthly payments of \$81,381.93 principal and interest calculated based on 4.375% fixed interest rate per annum (365/360 method) followed by a single payment of all outstanding interest and principal on June 7, 2025.

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

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## MODIFICATION OF MORTGAGE (Continued)

Loan No: 8300002725

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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 JUNE 4, 2020.**

GRANTOR:


WEST INDUSTRIAL PROPERTIES LLC

By:  \_\_\_\_\_  
Mark Degnan, Manager of West Industrial Properties, LLC

By:  \_\_\_\_\_  
Alexander Pissios, Manager of West Industrial Properties LLC

LENDER:

BELMONT BANK & TRUST COMPANY

X  \_\_\_\_\_  
Authorized Signer

Property of Cook County Clerk's Office

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## MODIFICATION OF MORTGAGE (Continued)

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### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

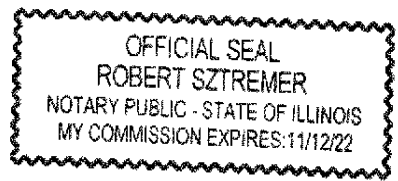
STATE OF IL )  
 )  
 COUNTY OF Cook ) SS  
 )

On this 29th day of JUNE, 2020 before me, the undersigned Notary Public, personally appeared **Mark Degen, Manager of West Industrial Properties LLC and Alexander Pissios, Manager of West Industrial Properties LLC**, and known to me to be members or designated agents 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 they are authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability 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 11/12/2022



NOTARY PUBLIC OF COOK County Clerk's Office

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## MODIFICATION OF MORTGAGE (Continued)

Loan No: 8300002725

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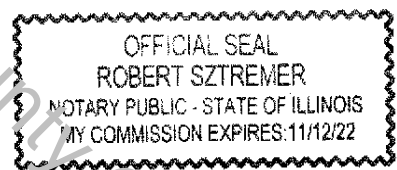
### LENDER ACKNOWLEDGMENT

STATE OF IL )  
 )  
 COUNTY OF COOK ) SS  
 )

On this 26th day of JUNE, 2020 before me, the undersigned Notary Public, personally appeared JOSE O TORRES and known to me to be the SVP, 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 COOK  
 My commission expires 11/2/2022



Cook County Clerk's Office

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## EXHIBIT "A"

### PROPERTY DESCRIPTION

#### PARCEL 1:

LOTS 51 THROUGH 75, BOTH INCLUSIVE, IN THE SUBDIVISION OF BLOCK 3 OF WALKER'S DOUGLAS PARK ADDITION, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 AND THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

#### ALSO:

#### PARCEL 1A:

THE SOUTH 1/2 OF 177TH STREET LYING NORTH AND ADJOINING LOTS 51 THROUGH 75, BOTH INCLUSIVE, LYING EAST OF WASHTENAW AVENUE AND WEST OF ROCKWELL STREET, IN THE SUBDIVISION OF BLOCK 3 OF WALKER'S DOUGLAS PARK ADDITION, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 AND THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AS VACATED BY DOCUMENT NO. 8822848

#### PARCEL 2:

LOTS 76 THROUGH 100, IN THE SUBDIVISION OF BLOCK 3 OF WALKER'S DOUGLAS PARK ADDITION, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 AND THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

#### PARCEL 3:

ALL THAT PART OF THE WEST 18TH ST LYING SOUTH OF THE SOUTH LINE OF LOTS 76 TO 100 BOTH INCLUSIVE, IN SUBDIVISION OF BLOCK 3 OF WALKER'S DOUGLAS PARK ADDITION AFOREMENTIONED: LYING NORTH OF THE NORTH LINE OF LOTS 1 TO 25, BOTH INCLUSIVE, IN SUBDIVISION OF THE NORTH 141 FEET OF BLOCK 4 OF WALKER'S DOUGLAS PARK ADDITION AFOREMENTIONED; LYING EAST OF A LINE DRAWN FROM THE SOUTHWEST CORNER OF SAID LOT 100 IN SUBDIVISION OF BLOCK 3 OF WALKER'S DOUGLAS PARK ADDITION AFOREMENTIONED: TO THE NORTHWEST CORNER OF SAID LOT 25 IN SUBDIVISION OF THE NORTH 141 FEET OF BLOCK 4 OF WALKER'S DOUGLAS PARK ADDITION AFOREMENTIONED LYING WEST OF A LINE DRAWN FROM THE SOUTHEAST CORNER OF SAID LOT 76 IN SUBDIVISION OF BLOCK 3 AFOREMENTIONED TO A POINT ON THE NORTH LINE OF LOT 1 WHICH IS 9.0 FEET WEST OF THE EAST LINE OF SOUTH LOT 1 IN SUBDIVISION OF THE NORTH 141 FEET OF BLOCK 4 AFOREMENTIONED: ALL IN SECTION 24, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

#### PARCEL 4:

LOT 1, (EXCEPT THE EAST 9.00 FEET THEREOF) AND ALL OF LOTS 2 TO 25, BOTH INCLUSIVE IN THE SUBDIVISION OF THE NORTH 141 FEET OF BLOCK 4 OF WALKER'S DOUGLAS PARK ADDITION, A SUBDIVISION OF THE EAST HALF OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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ALSO:

ALL OF THE EAST WEST 16 FOOT PUBLIC ALLEY LYING SOUTH OF THE SOUTH LINE OF LOTS 1 TO 25 BOTH INCLUSIVE: IN SUBDIVISION OF THE NORTH 141 FEET OF BLOCK 4 IN WALKER'S DOUGLAS PARK ADDITION AFOREMENTIONED: LYING NORTH OF THE NORTH LINE OF LOTS 1 TO 25, BOTH INCLUSIVE, IN SUBDIVISION OF BLOCK 4 (EXCEPT THE NORTH 141 FEET THEREOF) IN WALKER'S DOUGLAS PARK ADDITION AFOREMENTIONED: LYING WEST OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE EAST 9.0 FEET OF SAID LOT 1 IN SUBDIVISION OF THE NORTH 141.0 FEET OF BLOCK 4 AFOREMENTIONED: AND LYING EAST OF A LINE DRAWN FROM THE SOUTHWEST CORNER OF SAID LOT 25 IN SUBDIVISION OF THE NORTH 141 FEET OF BLOCK 4 AFOREMENTIONED TO THE NORTHWEST CORNER OF SAID LOT 25 IN SUBDIVISION OF BLOCK 4 (EXCEPT THE NORTH 141.0 FEET THEREOF) MENTIONED: IN SECTION 24, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

LOT 1 (EXCEPT THE SOUTH 69.00 FEET THEREOF AND EXCEPT THE EAST 9.00 FEET LYING NORTH OF THE NORTH LINE OF THE SOUTH 69.00 FEET THEREOF) AND LOT 2 (EXCEPT THE SOUTH 69.00 FEET LYING EAST OF A LINE 29.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SAID LOT 1), TOGETHER WITH ALL OF LOTS 3 TO 25, BOTH INCLUSIVE AND THAT PART OF LOTS 26 TO 42, BOTH INCLUSIVE LYING NORTHWESTERLY OF THE NORTHWESTERLY LINE OF WEST 18TH PLACE AS DEDICATED PER DOCUMENT NUMBER 15722873 RECORDED SEPTEMBER 18, 1953 BEING A LINE 26.00 FEET NORTHWESTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOTS 26 TO 42, ALL IN THE SUBDIVISION OF BLOCK 4 (EXCEPT THE NORTH 141 FEET THEREOF), IN THE AFORESAID WALKER'S DOUGLAS PARK ADDITION, SECTION 24, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

ALSO:

PARCEL 6:

ALL THAT PART OF WEST 18TH PLACE AS VACATED PER DOCUMENT NUMBER 15722874 RECORDED SEPTEMBER 18, 1953 LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 2 TO 25, BOTH INCLUSIVE, LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 26 TO 42, BOTH INCLUSIVE, LYING NORTHERLY OF AND ADJOINING A LINE 26.00 FEET NORTHWESTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY LINE OF LOT 42 AND LYING WEST OF AND ADJOINING A LINE 29.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF LOT 1 PRODUCED SOUTH TO A LINE 26.00 FEET NORTHWESTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT 42 ALL IN THE SUBDIVISION OF BLOCK 4 (EXCEPT THE NORTH 141 FEET THEREOF) IN THE AFORESAID WALKER'S DOUGLAS PARK ADDITION IN SECTION 24, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 7:

THE 16 FOOT EAST WEST ALLEY IN THE SUBDIVISION OF BLOCK 3 OF WALKER'S DOUGLAS PARK ADDITION, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 AND THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 8:

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LOTS 32 TO 39 (EXCEPT THE NORTH 7 FEET 11 INCHES) INCLUSIVE AND THAT PART OF LOTS 29,30 AND 31 IN BLOCK 3 IN MCMAHON'S SUBDIVISION OF THE WEST HALF OF THE WEST HALF OF THE SOUTH EAST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH EAST CORNER OF LOT 31, RUNNING THENCE WEST TO THE NORTH WEST CORNER OF SAID LOT 31, THENCE SOUTH ON THE WEST LINE OF LOTS 29,30 AND 31 TO A POINT THREE TENTHS OF A FOOT SOUTH OF THE NORTH WEST CORNER OF SAID LOT 29, THENCE NORTH EASTERLY ON A STRAIGHT LINE TO A POINT IN THE EAST LINE OF SAID LOT 31, WHICH POINT IS THIRTEEN AND EIGHT TENTHS FEET SOUTH OF THE NORTHEAST CORNER OF LOT THENCE NORTH THIRTEEN AND EIGHT TENTHS FEET TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS,

PARCEL 9:

THE WEST 1/2 OF VACATED ROCKWELL STREET LYING SOUTH OF THE NORTH LINE OF THE SOUTH 1/2 OF 17TH STREET AND NORTH OF THE NORTH LINE OF THE CHICAGO, BURLINGTON & QUINCY RAILROAD, LYING EAST AND ADJOINING, BLOCKS 3 AND 4 OF WALKER'S DOUGLAS PARK ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

CKA:1843 South Washtenaw Avenue, Chicago, IL 60608

PINS:

16-24-403-055-0000;16-24-408-043-0000  
 16-24-409-038-0000;16-24-409-039-0000;  
 16-24-409-040-0000;16-24-410-001-0000