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Doc#: 2103906269 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/08/2021 12:25 PM Pg: 1 of 5

WHEN RECORDED MAIL TO:

Wintrust Financial Center
Middle Market Loan Servicing
9801 W Higgins Rd 4th Floor
Rosemont, IL 60018

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

Middle Market Loan Servicing
Wintrust Financial Corp.
9801 W. Higgins Rd. - 4th Floor
Rosemont, IL 60018

WSA4410239 **MODIFICATION OF MORTGAGE**

THIS MODIFICATION OF MORTGAGE dated November 27, 2019, is made and executed between CAL PARTNERS LLC-SERIES VII 4800 NORTH CLARK, an Illinois Limited Liability Company, whose address is 400 North State St., Suite 400, Chicago, IL 60654 (referred to below as "Grantor") and Northbrook Bank & Trust Company, N.A., whose address is 1100 Waukegan Road, Northbrook, IL 60062 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated July 31, 2014 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

and recorded August 19, 2014 in the Office of the Cook County Recorder of Deeds as document number 1423119033.

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 939 W. Armitage Avenue, Chicago, IL 60614. The Real Property tax identification number is 14-32-407-101-0000.

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

Modification of Maximum Lien. The section captioned "Maximum Lien" on page one (1) of the Mortgage is hereby amended to: 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 \$2,300,000.00. The PIN is now known as 14-32-407-101-0000.

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

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MODIFICATION OF MORTGAGE (Continued)

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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 27, 2019.

GRANTOR:

CAL PARTNERS LLC-SERIES VII 4800 NORTH CLARK

By: 

Christopher Ilekis, Manager of CAL PARTNERS LLC-SERIES VII
4800 NORTH CLARK

LENDER:

NORTHBROOK BANK & TRUST COMPANY, N.A.

x 

Authorized Signer

Property of Cook County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

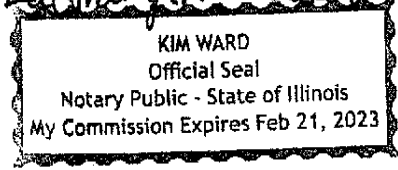
LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF IL)
) SS
 COUNTY OF COOK)

On this 27th day of November, 2019 before me, the undersigned Notary Public, personally appeared **Christopher Ileki, Manager of CAL PARTNERS LLC-SERIES VII 4800 NORTH CLARK**, 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]*
 Notary Public in and for the State of IL
 My commission expires Feb 21, 2023

Residing at 208 S. Braunard Ave
LaGrange, IL 60525



PROPERTY OF COOK COUNTY CLERK'S OFFICE

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MODIFICATION OF MORTGAGE (Continued)

LENDER ACKNOWLEDGMENT

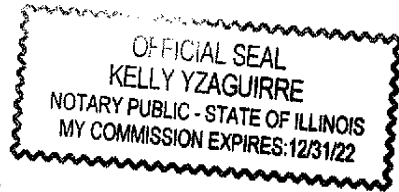
STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 27TH day of November, 2019 before me, the undersigned Notary Public, personally appeared Jon Benedetto and known to me to be the Vice President, authorized agent for **Northbrook Bank & Trust Company, N.A.** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Northbrook Bank & Trust Company, N.A.**, duly authorized by **Northbrook Bank & Trust Company, N.A.** 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 **Northbrook Bank & Trust Company, N.A.**

By Kelly Yzaguirre Residing at 100 W North Ave, Chicago, IL

Notary Public in and for the State of Illinois

My commission expires 12/31/22



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EXHIBIT "A" Legal Description

For APN/Parcel ID(s): 14-32-407-100-0000 and 14-32-407-101-0000

PARCEL 1:

LOT 3 (EXCEPT THE SOUTH 34.75 FEET THEREOF) IN THE SUBDIVISION OF LOTS 1, 2, 3 AND 4 IN LOT 24 AND OF LOTS 20, 21, 22 AND 23, ALL IN THE SUBDIVISION OF BLOCK 5 IN SHEFFIELD'S ADDITION TO CHICAGO, IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPTION THEREFROM:

THAT PART OF LOT 3 DESCRIBED AS THE WEST 13.00 FEET OF THE NORTH 67.28 FEET (EXCEPT THE NORTH 25.33 FEET THEREOF) IN THE SUBDIVISION OF LOTS 1, 2, 3 AND 4 IN LOT 24 OF LOT 20, 21, 22 AND 23, ALL IN THE SUBDIVISION OF BLOCK FIVE IN SHEFFIELD'S ADDITION TO CHICAGO SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, THEIR OCCUPANTS, GUESTS AND INVITEES FOR 'FOOT TRAFFIC', AS CREATED BY THE GRANT OF EASEMENT DATED APRIL 13, 1990 AND RECORDED APRIL 18, 1990 AS DOCUMENT 90175846. OVER THE FOLLOWING DESCRIBED LAND, TO WIT: THE SOUTH 4 FEET OF LOT 4 (EXCEPT THE SOUTH 50.75 FEET THEREOF) AND THE SOUTH 4 FEET OF LOT 5 (EXCEPT THE SOUTH 50.75 FEET THEREOF) ALL IN THE SUBDIVISION OF LOTS 1, 2, 3 AND 4 IN LOT 24 AND OF LOTS 20, 21, 22 AND 23 IN SUB-BLOCK 5 IN THE SUBDIVISION OF BLOCK 5 OF SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND ALSO OVER AND UPON THE EXISTING EXTERIOR PORCHES, STAIRWAYS AND LANDINGS LOCATED ON THE SOUTH MALL OF THE BUILDING LOCATED ON SAID PARCEL 1, IN COOK COUNTY ILLINOIS.