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RECORDATION REQUESTED BY:

Evergreen Bank Group
1515 West 22nd Street, Suite
100W
Oak Brook, IL 60523

Doc#. 2104101378 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/10/2021 01:43 PM Pg: 1 of 5

WHEN RECORDED MAIL TO:

Evergreen Bank Group
1515 West 22nd Street, Suite
100W
Oak Brook, IL 60523

ADD 259WF

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

Michael Obremski, Paralegal
Evergreen Bank Group
1515 West 22nd Street, Suite 100W
Oak Brook, IL 60523

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated December 29, 2020, is made and executed between Amen Corner, LLC, an Illinois limited liability company with an address at 1101 West Monroe Street - Suite 100, Chicago, Illinois 60607 (referred to below as "Grantor") and Evergreen Bank Group, whose address is 1515 West 22nd Street, Suite 100W, Oak Brook, IL 60523 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated June 15, 2016 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Mortgage and Assignment of Rents recorded July 15, 2016 in the office of the Cook County Recorder of Deeds as Document Nos. 1619741046 and 1619741047, respectively.

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

SEE EXHIBIT A AND EXHIBIT B ATTACHED HERETO AND MADE AN INTEGRAL PART HEREOF. ONLY PARCEL 3A, PARCEL 3B AND PARCEL 3C ARE BEING AFFECTED BY THIS MODIFICATION OF MORTGAGE.

The Real Property or its address is commonly known as 2550 North Lakeview Avenue - Unit S-403, Chicago, IL 60614-2045. The Real Property tax identification number is 14-28-319-112-1018; 14-28-319-115-1060 & 14-28-319-115-1027.

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

Grantor has requested and Lender has agreed that Borrower may substitute the parking and storage parcels currently recorded as Parcel 3A, Parcel 3B and Parcel 3C in the Mortgage and Assignment Rents and commonly known as Unit P160 and Unit S160 (Tax Identification No. 14-28-319-115-1061) (as more particularly described on Exhibit A attached hereto and made an integral part hereof) with the parking and storage parcels and commonly known as Unit P126 and S126 (Tax Identification No. 14-28-319-115-1027) (as more particularly described on Exhibit B attached hereto and made an integral part hereof) all in Lincoln Park 2550, a parking condominium with a common address of 2550 North

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

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Lakeview Avenue, Chicago, Illinois 60614.

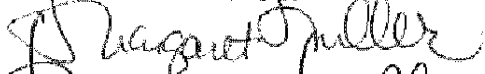

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by Lender to this Modification does not waive Lender's right 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 endorser 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 DECEMBER 24, 2020.

GRANTOR:**AMEN CORNER, LLC****COURT VENTURES, INC., Manager of Amen Corner, LLC**

By: 
 Gary D. Cowen, President of Court Ventures, Inc.

LENDER:**EVERGREEN BANK GROUP**


 x 
 Margaret Miller, Vice President

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MODIFICATION OF MORTGAGE (Continued)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

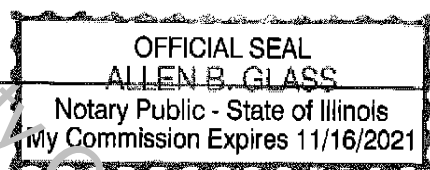
STATE OF _____)
) SS
 COUNTY OF _____)

On this 28th day of December, 2020 before me, the undersigned Notary Public, personally appeared **Gary D. Cowen, President of Court Ventures, Inc., Manager of Amen Corner, LLC**, 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] Residing at Northbrook, IL

Notary Public in and for the State of Illinois

My commission expires 11/16/2021



PROPERTY OF COOK COUNTY CLERK'S OFFICE

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MODIFICATION OF MORTGAGE (Continued)

LENDER ACKNOWLEDGMENT

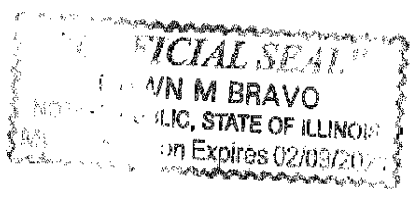
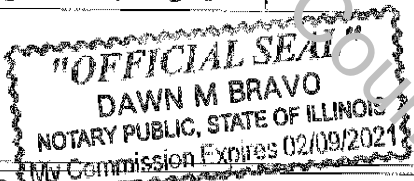
STATE OF IL)
)
 COUNTY OF Cook) SS
)

On this 24 day of December, before me, the undersigned Notary Public, personally appeared **Margaret Miller** and known to me to be the **Vice President**, authorized agent for **Evergreen Bank Group** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Evergreen Bank Group**, duly authorized by **Evergreen Bank Group** 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 **Evergreen Bank Group**.

By Dawn M Bravo Residing at 1 Grant St Hinsdale 60521

Notary Public in and for the State of IL

My commission expires 2-09-2021



Notary Public's Office

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EXHIBIT A

PARCEL 3A:

UNIT 160 IN THE LINCOLN PARK 2550, A PARKING CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

CERTAIN LOTS IN LINCOLN PARK 2520 SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 24, 2011 AS DOCUMENT NUMBER 1129722061, AS RE-RECORDED NOVEMBER 23, 2011 AS DOCUMENT 1132729082; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 29, 2011 AS DOCUMENT NUMBER 1136318008; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 3B:

GARAGE PARCEL EASEMENTS A NON-EXCLUSIVE EASEMENT FOR THE UNITS IN PARCEL 2A AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS MADE BY LAKE TOWER DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY DATED OCTOBER 27, 2011 AND RECORDED OCTOBER 27, 2011 AS DOCUMENT 1130029045 FOR THE PURPOSE OF INGRESS AND EGRESS FOR MAINTENANCE INCLUDING VENTILATION VENTS, STRUCTURAL SUPPORT, USE OF CERTAIN FACILITIES, ENCROACHMENTS, PEDESTRIAN EMERGENCY EGRESS, AND FOR COMMON WALLS, FLOORS AND CEILINGS OVER THOSE PARTS OF THE RESIDENTIAL PARCEL AND SINGLE FAMILY HOME PARCEL DEFINED THEREIN.

PARCEL 3C:

THE EXCLUSIVE RIGHT TO THE USE OF THE STORAGE AREA S160, FOR THE BENEFIT OF SAID UNIT 160, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR LINCOLN PARK 2550 PARKING CONDOMINIUM, RECORDED DECEMBER 29, 2011 AS DOCUMENT NO. 1136318008, AS AMENDED BY AMENDMENT RECORDED JUNE 20, 2012 AS DOCUMENT 1217222015 AND AS AMENDED FROM TIME TO TIME.

Common Address: 2550 Lakeview Avenue, Chicago, IL 60614 (solely as to Parking Space 160 and Store Area S160)

PIN: 14-28-319-115-1061