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2104816004

Prepared by and to be Returned to:

Seyfarth Shaw LLP
233 South Wacker Drive
Suite 8000
Chicago, Illinois 60606
Attn: Neal Robin

Doc# 2104816004 Fee #88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/17/2021 09:48 AM PG: 1 OF 6

Permanent Tax Index Numbers:
See Exhibit A

FIRST AMENDMENT TO MORTGAGE, ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT AND FIXTURE FILING

THIS FIRST AMENDMENT TO MORTGAGE, ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT AND FIXTURE FILING is dated as of February 10, 2021 (this "Amendment"), is entered into by and between CHICAGO TITLE LAND TRUST COMPANY, an Illinois corporation, as Trustee under a Trust Agreement dated January 27, 2015 and known as Trust No. 8002365593 (the "Mortgagor"), and JEWISH FEDERATION OF METROPOLITAN CHICAGO, an Illinois not-for-profit corporation (the "Mortgagee").

RECITALS

A. Mortgagor previously entered into that certain Mortgage, Assignment of Rents and Leases, Security Agreement and Fixture Filing dated as of December 21, 2020 in favor of Mortgagee recorded December 23, 2020 with the Cook County Clerk's Office as Document No. 2035833084 ("Existing Instrument"), which encumbers the real estate described therein and the personal property located thereon.

B. Mortgagor has requested that Mortgagee agree to amend the legal description of the real estate to encumber additional real estate contiguous to the real estate described in Exhibit A of the Existing Instrument, which is owned by Joan Dachs Bais Yaakov Elementary School – Yeshivas Tiferes Tzvi, Inc., an Illinois not-for-profit corporation, and Mortgagee has agreed to amend Existing Instrument accordingly.

AGREEMENTS

In consideration of the premises and the mutual covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

Section 1. Recitals; Defined Terms. The foregoing recitals are hereby incorporated by this referenced to this Amendment. All capitalized terms used but not otherwise defined herein shall have the meanings ascribed to such terms in the Existing Instrument. The Existing Instrument, as amended by this Amendment, shall collectively be referred to as the "Mortgage."

Section 2. Legal Description. Exhibit A of the Existing Instrument is hereby deleted in its entirety and substituted with the legal description attached to this Amendment as Exhibit A in lieu thereof.

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Section 3. Security Title and Security Interest Unaffected. Mortgagor and Mortgagee further acknowledge and agree that that Existing Instrument and the security title and security interest created thereby, as amended hereby, remain in place and in full force and effect with respect to the Premises, all without impairing or affecting the security title or priority of the Existing Instrument, as amended hereby, or improving the position of any subordinate lien or security title holder with respect thereto.

Section 4. Miscellaneous. This Amendment shall be binding upon and inure to the benefit of the successors and assigns of the parties hereto. No extension, change, modification or amendment of any kind or nature whatsoever, to or of this modification or amendment, made or claimed by Mortgagor shall have any force or effect whatsoever unless the same shall be reduced to writing and signed by the parties. This Amendment may be executed in one or more counterpart signature pages, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Mortgagor represents and warrants that Mortgagor and the undersigned representative of Mortgagor have full power, authority and legal right to execute this Amendment and to keep and observe all of the terms of this Amendment on Mortgagor's part to be observed and performed.

[SIGNATURE/ACKNOWLEDGMENT PAGE FOLLOWS THIS PAGE]

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IN WITNESS WHEREOF, Mortgagor and Mortgagee have executed this Amendment as of the

This instrument is first and only written Land Trustee, not personally but solely as Trustee in the exercise of the power and authority conferred upon and vested in it as such Trustee. It is expressly understood and agreed that all the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee are undertaken by it solely in its capacity as Trustee and not personally. No personal liability or personal responsibility is assumed by or shall at any time be asserted or enforceable against the Trustee on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the Trustee in this instrument.

MORTGAGOR:

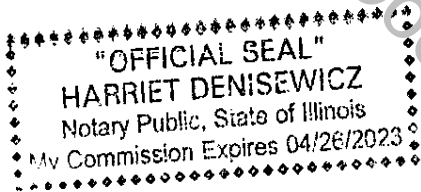
CHICAGO TITLE LAND TRUST COMPANY, not personally but solely as Trustee as aforesaid

By: [Signature]
Name: KELLI WYZYKOWSKI
Title: VICE PRESIDENT



STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The foregoing instrument was acknowledged before me this 9th day of February, 2021, by Kelli A. Wyzkowski Vice President of Chicago Title Land Trust Company, an Illinois corporation, Trustee under a Trust Agreement dated January 27, 2015 and known as Trust No. 8002365593, on behalf of said Trustee.



[Signature]
Notary Public
My commission expires: _____

MORTGAGOR:

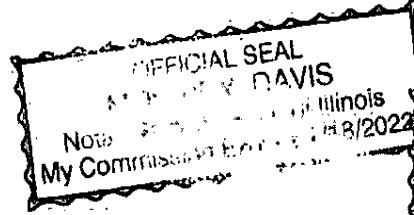
JOAN DACHS BAIS YAAKOV ELEMENTARY SCHOOL - YESHIVAS TIFERES TZVI, INC., an Illinois not-for-profit corporation

By: [Signature]
Name: Yosef Magid
Title: President

The foregoing instrument was acknowledged before me this 31 day of January, 2021, by Yosef Magid, the President of Joan Dachs Bais Yaakov Elementary School - Yeshivas Tiferes Tzvi, Inc., an Illinois not-for-profit corporation, on behalf of the not-for-profit corporation.

[Signature]
Notary Public

My commission expires: 07/18/22



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JEWISH FEDERATION OF METROPOLITAN CHICAGO, an Illinois not-for-profit corporation

By: James Pinkston
James Pinkston
Assistant Secretary

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

The foregoing instrument was acknowledged before me this 3 day of February, 2021, by James Pinkston, as the Assistant Secretary of Jewish Federation of Metropolitan Chicago, an Illinois not-for-profit corporation, on behalf of said not-for-profit corporation.

Notary Public S. Peter Chismick

My Commission Expires: 5/14/24



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JOINDER OF BENEFICIARY

The undersigned, **JOAN DACHS BAIS YAAKOV ELEMENTARY SCHOOL – YESHIVAS TIFERES TZVI, INC.**, an Illinois not-for-profit corporation, being the Borrower (as defined in the Existing Instrument), hereby joins in this Amendment for the purpose of joining in and being jointly and severally bound with the Mortgagor by all of the representations, warranties, covenants and agreements contained in the Existing Instrument, as amended by this Amendment.

JOAN DACHS BAIS YAAKOV ELEMENTARY SCHOOL – YESHIVAS TIFERES TZVI, INC., an Illinois not-for-profit corporation

By: [Signature]
Name: Yoram Hershkov
Title: President

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The foregoing instrument was acknowledged before me this 31 day of January, 2021, by Yoram Hershkov, the President of Joan Dachs Bais Yaakov Elementary School – Yeshivas Tiferes Tzvi, Inc., an Illinois not-for-profit corporation, on behalf of the not-for-profit corporation.

OFFICIAL SEAL
MOSHE Y. DAVIS
Notary Public - State of Illinois
My Commission Expires 7/18/22
5/18/22 expires 7/18/22

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EXHIBIT A

LEGAL DESCRIPTION

LOTS 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 AND 22 IN BLOCK 1 IN ELLIS AND MORRIS ADDITION TO NORTH EDGEWATER, BEING A SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 2754 W. Rosemont Avenue and 6327-6339 N. California Avenue,
Chicago, Illinois 60659

PERMANENT INDEX NUMBERS:

13-01-200-009-0000

13-01-200-010-0000

13-01-200-011-0000

13-01-200-012-0000

13-01-200-013-0000

13-01-200-034-0000; and

13-01-200-035-0000

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