

# UNOFFICIAL COPY



Doc# 2105625054 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/25/2021 03:17 PM PG: 1 OF 4

**WHEN RECORDED MAIL TO:**

Lakeside Bank  
UIC/Near West  
1055 W Roosevelt  
Chicago, IL 60608

**SEND TAX NOTICES TO:**

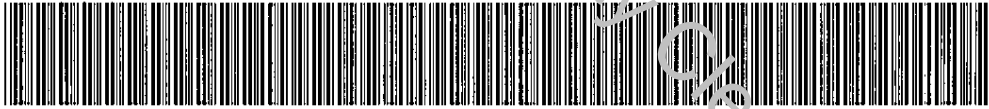
Lakeside Bank  
UIC/Near West  
1055 W Roosevelt  
Chicago, IL 60608

FOR RECORDER'S USE ONLY

**This Modification of Mortgage prepared by:**

Kim M. Pietrzak  
Lakeside Bank  
1055 W Roosevelt  
Chicago, IL 60608

## MODIFICATION OF MORTGAGE



\*#####074007272020#####\*

**THIS MODIFICATION OF MORTGAGE** dated July 27, 2020, is made and executed between 2422-24 W FULLERTON LLC, an Illinois limited liability company, whose address is 2348 West Grand Avenue, Chicago, IL 60612 (referred to below as "Grantor") and Lakeside Bank, whose address is 1055 W Roosevelt, Chicago, IL 60608 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated December 27, 2018 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded at the Cook County Recorder of Deeds on December 28, 2018 as Document Number 1836245034.

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

LOTS 10 AND 11 IN BLOCK 29 IN CROSBY AND OTHERS SUBDIVISION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

The Real Property or its address is commonly known as 2422-24 West Fullerton Avenue, Chicago, IL 60647. The Real Property tax identification number is 13-25-431-034-0000.

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

Handwritten signature and date: 02/25/2021

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**MODIFICATION OF MORTGAGE**  
 (Continued)

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The maturity date of the loan is hereby extended to July 27, 2025 and the interest rate is changed to 4.000% fixed per annum. All other terms and conditions of the loan documents shall remain in full force and effect.

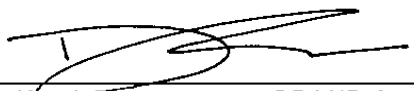
**CONTINUING VALIDITY.** Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by Lender to this Modification does not waive Lender's 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 JULY 27, 2020.**

GRANTOR:

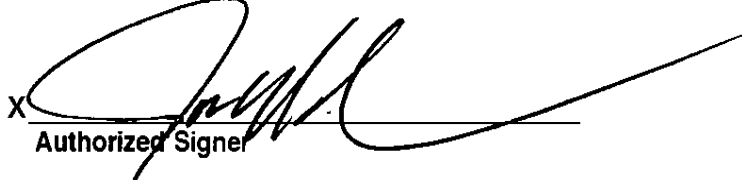
2422-24 W FULLERTON LLC

GRAND STREET DEVELOPMENT INC., Manager of 2422-24 W  
 FULLERTON LLC

By:   
 Daniel P. Kravitz, President of GRAND STREET DEVELOPMENT  
 INC.

LENDER:

LAKESIDE BANK

X   
 Authorized Signer

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## MODIFICATION OF MORTGAGE (Continued)

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois )  
 ) SS  
 COUNTY OF COOK )

On this 20<sup>th</sup> day of NOVEMBER, 2020 before me, the undersigned Notary Public, personally appeared **Daniel P. Kravitz, President of GRAND STREET DEVELOPMENT INC., Manager of 2422-24 W FULLERTON 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 Melissa A. Heitz Residing at Lakeside Bank

Notary Public in and for the State of Illinois

My commission expires 7-11-2023



County Clerk's Office

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## MODIFICATION OF MORTGAGE

(Continued)

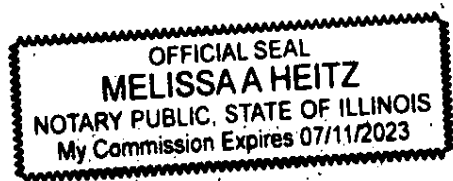
### LENDER ACKNOWLEDGMENT

STATE OF Illinois )  
 )  
 COUNTY OF COOK ) SS  
 )

On this 20<sup>th</sup> day of NOVEMBER, 2020 before me, the undersigned Notary Public, personally appeared JOSHUA COBURN and known to me to be the VP Commercial Lending, authorized agent for Lakeside Bank that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of Lakeside Bank, duly authorized by Lakeside Bank 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 Lakeside Bank.

By Melissa A Heitz Residing at Lakeside Bank  
 Notary Public in and for the State of Illinois

My commission expires 7-11-2023



Cook County Clerk's Office