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Doc#. 2110312400 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/13/2021 02:51 PM Pg: 1 of 4

RECORDATION REQUESTED BY:

1st Equity Bank
3956 West Dempster St
Skokie, IL 60076

WHEN RECORDED MAIL TO:

1st Equity Bank
3956 West Dempster St
Skokie, IL 60076

SEND TAX NOTICES TO:

A2Z, LLC
16 RED OAK LN
HIGHLAND PARK, IL 60035

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

DUBRAVKA IVANCIC
1st Equity Bank
3956 West Dempster St
Skokie, IL 60076

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated December 30, 2020, is made and executed between A2Z, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, (referred to below as "Grantor") and 1st Equity Bank, whose address is 3956 West Dempster St, Skokie, IL 60076 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated August 31, 1999 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

FILING DATE SEPTEMBER 14, 1999 AS DOCUMENT NO. 99870270 IN THE RECORDS OF THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS.

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

LOT 28 IN BLOCK 9 IN NATIONAL CITY REALTY COMPANY'S SECOND ADDITION TO ROGERS PARK MANOR, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 2646 WEST PRATT, CHICAGO, IL 60645. The Real Property tax identification number is 10-36-228-021-0000.

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

THIS MODIFICATION RENEWS THE PRINCIPAL AND EXTENDS THE MATURITY DATE TO DECEMBER 30, 2021 AS EVIDENCED BY A CHANGE IN TERMS AGREEMENT DATED DECEMBER 30, 2020

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

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 11176702

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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.

WAIVER OF RIGHT OF REDEMPTION. NOTWITHSTANDING ANY OF THE PROVISIONS TO THE CONTRARY CONTAINED IN THIS MORTGAGE, GRANTOR HEREBY WAIVES, TO THE EXTENT PERMITTED UNDER 735 ILCS 5/15-1601(b), OR ANY SIMILAR LAW EXISTING AFTER THE DATE OF THIS MORTGAGE, ANY AND ALL RIGHTS OF REDEMPTION ON GRANTOR'S BEHALF AND ON BEHALF OF ANY OTHER PERSONS PERMITTED TO REDEEM THE PROPERTY.

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 30, 2020.

GRANTOR:

A2Z, LLC

By:



ANDREW ZOUB, Manager of A2Z, LLC

LENDER:

1ST EQUITY BANK

X

Authorized Signer

Property of Cook County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 11176702

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF ILLINOIS)
)
) SS
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 COUNTY OF COOK)



On this 31st day of December, 2020 before me, the undersigned Notary Public, personally appeared **ANDREW ZOUB, Manager of A2Z, 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 Judith Stern Residing at _____
 Notary Public in and for the State of ILLINOIS
 My commission expires 7-29-2024

1st Equity Bank
3956 W. Dempster
Skokie, IL 60076

Cook County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 11176702

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LENDER ACKNOWLEDGMENT

STATE OF ILLINOIS)

) SS

COUNTY OF COOK)



On this 30th day of December, 2020 before me, the undersigned Notary Public, personally appeared Louis J Kolom and known to me to be the President, authorized agent for **1st Equity Bank** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **1st Equity Bank**, duly authorized by **1st Equity 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 **1st Equity Bank**.

By Justin Adam

Residing at _____

Notary Public in and for the State of ILLINOIS

My commission expires 7-29-2024

1st Equity Bank
3956 W. Dempster
Skokie, IL 60076