

# UNOFFICIAL COPY

WHEN RECORDED MAIL TO:  
LAKESIDE BANK  
Loan Operations  
1055 W ROOSEVELT RD  
CHICAGO, IL 60608

SEND TAX NOTICES TO:  
LAKESIDE BANK  
UIC/NEAR WEST  
1055 W ROOSEVELT RD  
CHICAGO, IL 60608



\*2111940008\*

Doc# 2111940008 Fee \$88.00

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

KAREN A. YARBROUGH

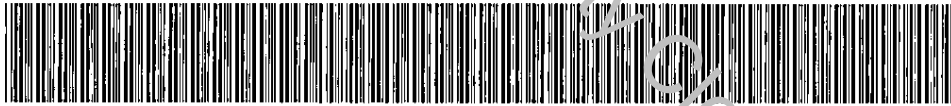
COOK COUNTY CLERK

DATE: 04/29/2021 09:40 AM PG: 1 OF 4

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:  
Ramona Khachi, Paralegal  
Lakeside Bank  
1055 W Roosevelt  
Chicago, IL 60608

## MODIFICATION OF MORTGAGE



\*#####074012182020#####\*

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SC  
INT JP

THIS MODIFICATION OF MORTGAGE dated December 18, 2020, is made and executed between JMV Chicago, LLC, whose address is 2213 N. Leavitt, Chicago, IL 60647 (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 June 27, 2014 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded at the Cook County Recorder of Deeds on July 18, 2014 as Document 1419922102.

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

LOT 63 IN HOSMER AND RODGER'S SUBDIVISION OF BLOCK 7 IN BRODEN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, 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 1620 North Fairfield Avenue, Chicago, IL 60647-5208. The Real Property tax identification number is 13-36-425-032-0000.

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

The maturity date of the loan is hereby extended to December 18, 2025 and the Interest Rate is amended

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## MODIFICATION OF MORTGAGE (Continued)

to 4.50% 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 DECEMBER 18, 2020.**

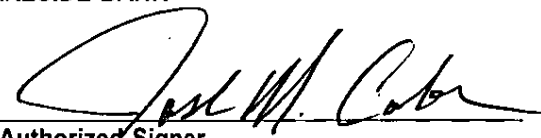
GRANTOR:

JMV CHICAGO, LLC

By:   
John M. Vargo, Manager/Sole Member of JMV Chicago, LLC

LENDER:

LAKESIDE BANK

X   
Authorized Signer

DEPT. OF COOK COUNTY CLERK'S OFFICE

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## MODIFICATION OF MORTGAGE (Continued)

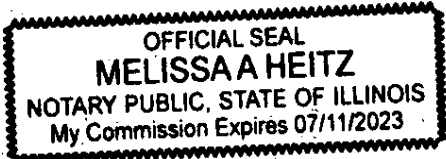
### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois )  
 ) SS  
 COUNTY OF COOK )

On this 21<sup>st</sup> day of January, 2021 before me, the undersigned Notary Public, personally appeared **John M. Vargo, Manager/Sole Member of JMV Chicago, 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



*Cook County Clerk's Office*

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## MODIFICATION OF MORTGAGE (Continued)

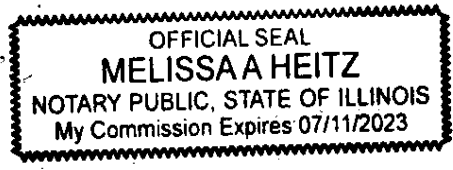
### LENDER ACKNOWLEDGMENT

STATE OF Illinois )  
 ) SS  
 COUNTY OF COOK )

On this 27<sup>th</sup> day of January, 2021 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 [Signature] Residing at Lakeside Bank  
 Notary Public in and for the State of Illinois

My commission expires 7-11-2023



Cook County Clerk's Office