

UNOFFICIAL COPY

RECORDATION

REQUESTED

BY:

First Bank of
Highland Park
Northbrook
Office
633 Skokie Blvd.
Northbrook, IL
60062



Doc# 2116149012 Fee \$66.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/10/2021 10:36 AM PG: 1 OF 6

WHEN RECORDED

MAIL TO:

First Bank of
Highland Park
Attn: Loan
Operations
Department
633 Skokie Blvd
Northbrook, IL
60062

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

FIRST BANK OF HIGHLAND PARK
1835 First Street
Highland Park, IL 60035

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated June 10, 2020, is made and executed between PEERLESS CAPITAL MANAGEMENT, LLC JUDICIAL SERIES, an Illinois series limited liability company, whose address is 410 W. 8th Street, Hinsdale, IL 60521 (referred to below as "Grantor") and First Bank of Highland Park, whose address is 633 Skokie Blvd., Northbrook, IL 60062 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated June 28, 2018 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded on July 12, 2018 as document number 1819316043 and Assignment of Rents dated June 28, 2018 and recorded on July 12, 2018 as document number 1819316044 with the Cook County Recorder of Deeds.

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

See Exhibit A, which is attached to this Modification and made a part of this Modification as if fully set forth herein.

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

- 1) **The definition Note** is amended to read as follows: The word "Note" means the Promissory Note dated June 28, 2018, in the original principal amount of \$1,050,000.00 and Change in Terms Agreement dated June 10, 2020 increasing the principal amount to \$1,007,277.19 from Grantor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement. The interest rate on the Note is 4.000% based on a year of 360 days. Payments

S
P
S
SC
INT

UNOFFICIAL COPY

on the Note are to be made in accordance with the following payment schedule: in 36 regular

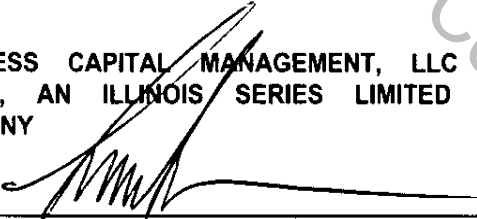
payments of \$5,619.70 each and one irregular last payment estimated at \$925,699.35. Grantor's first payment is due July 10, 2020, and all subsequent payments are due on the same day of each month after that. Grantor's final payment will be due on July, 10, 2023, and will be for all principal and all accrued interest not yet paid. Payments include principal and interest.

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 JUNE 10, 2020.

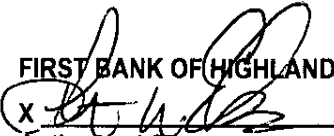
GRANTOR:

PEERLESS CAPITAL MANAGEMENT, LLC JUDICIAL SERIES, AN ILLINOIS SERIES LIMITED LIABILITY COMPANY

By: 
Luke Goodwin, Manager of PEERLESS CAPITAL MANAGEMENT, LLC JUDICIAL SERIES, an Illinois series limited liability company

LENDER:

FIRST BANK OF HIGHLAND PARK

X 
Authorized Signer

Cook County Clerk's Office

UNOFFICIAL COPY

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF ILLINOIS)

) SS

COUNTY OF COOK)

On this 28 day of April, 2021 before me, the undersigned Notary Public, personally appeared **Luke Goodwin, Manager of PEERLESS CAPITAL MANAGEMENT, LLC JUDICIAL SERIES**, an Illinois series limited liability company, 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 Tami J Gundlach Residing 2513 E. HUNTER DR. ARLINGTON at Hts IL 60004

Notary Public in and for the State of ILLINOIS

My commission expires 4-9-2023



LENDER ACKNOWLEDGMENT

STATE OF _____)

) SS

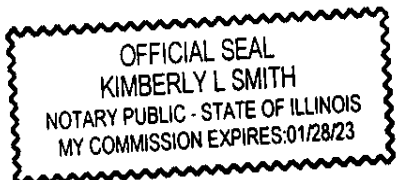
COUNTY OF _____)

On this 28th day of APRIL, 2021 before me, the undersigned Notary Public, personally appeared SCOTT W. ELZA and known to me to be the SVP, authorized agent for **First Bank of Highland Park** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **First Bank of Highland Park**, duly authorized by **First Bank of Highland Park** 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 **First Bank of Highland Park**.

By Kimberly L. Smith Residing _____ at _____

Notary Public in and for the State of IL

My commission expires 1/28/23



UNOFFICIAL COPY

EXHIBIT "A"

PARCEL 7:

UNIT 4952-1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE ALBANY PARK MANOR CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0527139023, AS AMENDED, IN THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 4952 N SPAULDING AVENUE, CONDO 1, CHICAGO, ILLINOIS 60625
PERMANENT INDEX NUMBER: 13-11-421-032-1003 (VOLUME NUMBER 332)

PARCEL 8:

PARCEL 8A:

UNIT NUMBER 510 IN THE CATHERINE COURTS CONDOMINIUM, AS DELINEATED AND DESCRIBED IN A PLAT OF SURVEY OF PARTS OF LOTS 1, 2, 3 AND 4 IN ALBERT SCHORSCH SON'S CATHERINE COURTS TRACT NUMBER 1 IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED SEPTEMBER 6, 2005 AS DOCUMENT NUMBER 0524932077, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 8B:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-173, A LIMITED COMMON ELEMENT, AS DELINEATED AND DESCRIBED IN THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, AFORESAID.

COMMONLY KNOWN AS: 5310 N CHESTER AVENUE, CONDO 510, CHICAGO, ILLINOIS 60625
PERMANENT INDEX NUMBER: 12-11-119-038-1106 (VOLUME NUMBER 310)

PARCEL 9:

PARCEL 9A:

UNIT 502, IN 1415 LUNT CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THE WEST 10 FEET OF LOT 2, AND ALL OF LOTS 3 AND 4 IN BLOCK 30 IN ROGERS PARK, IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED DECEMBER 15, 2005, AS DOCUMENT 0534934062, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

PARCEL 9B:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NO. P-31 AS A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND SURVEY ATTACHED THERETO, RECORDED AS DOCUMENT NO. 0534934062.

COMMONLY KNOWN AS: 1415 W LUNT AVENUE, CONDO 502, CHICAGO, ILLINOIS 60626
PERMANENT INDEX NUMBER: 11-32-113-027-1041 (VOLUME NUMBER 507)

PARCEL 10:

PARCEL 10A:

THE WEST 15 FEET OF THE EAST 79.42 FEET OF THE NORTH 57 FEET OF LOT 12 IN TERRSAL PARK SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO

PARCEL 10B:

THE WEST 10.72 FEET OF THE EAST 57.16 FEET OF LOT 12 (EXCEPT THE NORTH 57 FEET THEREOF) IN TERRSAL PARK SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO

PARCEL 10C:

EASEMENTS AS SHOWN ON THE PLAT OF TERRSAL PARK SUBDIVISION RECORDED MARCH 19, 1959 AS DOCUMENT NUMBER 17484786 AND PLAT OF CORRECTION THERETO RECORDED APRIL 29, 1959 AS DOCUMENT 17523382 AND AS SET FORTH IN THE DECLARATION OF EASEMENT AND EXHIBIT 'A' THERETO ATTACHED, RECORDED MAY 8, 1959 AS DOCUMENT 17532497, AND AS CREATED BY THE DEED RECORDED APRIL 8, 1971 AS DOCUMENT 21444054 ALL IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2150 S CHESTNUT STREET, CONDO C, DES PLAINES, ILLINOIS 60018
PERMANENT INDEX NUMBER: 09-29-409-183-0000 (VOLUME NUMBER 95)

PARCEL 11:

UNIT 3436-3, IN THE LELAND PLACE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 26 IN BLOCK 67 IN NORTHWEST LAND ASSOCIATION SUBDIVISION OF THE WEST 1/2 OF BLOCKS 22 AND 27 AND ALL OF BLOCKS 23, 24, 26 IN JACKSON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN WITH BLOCKS 1, 8 AND BLOCK 2 (EXCEPT THE EAST 1 ACRE THEREOF) IN CLARK'S SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14; TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT 0521019027, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 3436 W LELAND AVENUE, CONDO 3, CHICAGO, ILLINOIS 60625
PERMANENT INDEX NUMBER: 13-14-202-035-1006 (VOLUME NUMBER 336)

UNOFFICIAL COPY

PARCEL 12:

THE EAST 1/2 OF THE NORTH 1/2 OF LOT 4 IN BLOCK 3 IN HIELD AND MARTIN'S MILWAUKEE AVENUE SUBDIVISION OF THE SOUTH 1/2 OF LOT 9 IN SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 5125 W PENSACOLA AVENUE, CHICAGO, ILLINOIS 60641
PERMANENT INDEX NUMBER: 13-16-404-007-0000 (VOLUME NUMBER 341)

4952 N Spaulding Ave., #1, Chicago, Illinois 60625

5310 Chester #510, Chicago, IL 60656

1415 W. Lunt Ave. #502, Chicago, Illinois 60626

2150 S. Chestnut St., #C, Des Plaines, Illinois 60018

3436 W. Leland Ave., #3, Chicago, Illinois 60625

5125 W. Pensacola Ave., Chicago, Illinois 60641

Property of Cook County Clerk's Office