

AFF-18105391

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Doc#. 2119707253 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/16/2021 11:55 AM Pg: 1 of 7

**WHEN RECORDED MAIL TO:
AMALGAMATED BANK OF
CHICAGO
30 N. LASALLE STREET
CHICAGO, IL 60602**

FOR RECORDER'S USE ONLY

**This Modification of Mortgage prepared by:
NICOLE C. LEVON
AMALGAMATED BANK OF CHICAGO
30 N. LASALLE STREET
CHICAGO, IL 60602**

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated April 10, 2021, is made and executed between EP 2201 S HALSTED, LLC (referred to below as "Grantor") and AMALGAMATED BANK OF CHICAGO, whose address is 30 N. LASALLE STREET, CHICAGO, IL 60602 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated March 22, 2019 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

Document #1908755105 recorded on March 28, 2019

Assignment of Rents to Lender dated March 22, 2019 recorded on March 23, 2019 as Document #1908755106

Modification of Mortgage to Lender dated October 31, 2019 recorded on December 11, 2019 as Document #1934516007.

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.

The Real Property or its address is commonly known as 2201 S. HALSTED STREET, CHICAGO, IL 60608. The Real Property tax identification number is 17-28-100-001-0000.

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

INCREASE MORTGAGE LOAN AMOUNT FROM \$8,411,000.00 to \$10,000,000.00.

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

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MODIFICATION OF MORTGAGE

Loan No: 1834560101

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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 APRIL 10, 2021.

GRANTOR:

EP 2201 S HALSTED, LLC

ELMDALE PARTNERS SEF III GP, LLC, Manager of EP 2201 S HALSTED, LLC

ELMDALE PARTNERS, LLC, Sole Member of ELMDALE PARTNERS SEF III GP, LLC

ELMDALE HOLDINGS, LLC, Sole Member of ELMDALE PARTNERS, LLC

By: Thomas M. Bretz
THOMAS M. BRETZ, Member/Manager of ELMDALE HOLDINGS, LLC

By: Adam C. Freeman
ADAM C. FREEMAN, Member/Manager of ELMDALE HOLDINGS, LLC

LENDER:

AMALGAMATED BANK OF CHICAGO

X [Signature]
Authorized Signer

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MODIFICATION OF MORTGAGE

Loan No: 1834560101

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

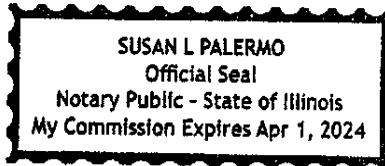
STATE OF Illinois)
)
) SS
 COUNTY OF COOK)

On this 3rd day of May, 2021 before me, the undersigned Notary Public, personally appeared **THOMAS M. BRETZ, Member/Manager of ELMDALE HOLDINGS, LLC, Sole Member of ELMDALE PARTNERS, LLC, Sole Member of ELMDALE PARTNERS SEF III GP, LLC, Manager of EP 2201 S HALSTED, LLC and ADAM C. FREEMAN, Member/Manager of ELMDALE HOLDINGS, LLC, Sole Member of ELMDALE PARTNERS, LLC, Sole Member of ELMDALE PARTNERS SEF III GP, LLC, Manager of EP 2201 S HALSTED, LLC**, and known to me to be members or designated agents 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 they are authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

By Susan L. Palermo Residing at Skokie, IL

Notary Public in and for the State of Illinois

My commission expires April 1, 2024



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MODIFICATION OF MORTGAGE

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LENDER ACKNOWLEDGMENT

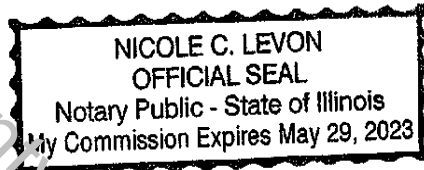
STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

On this 10th day of APRIL, 2021 before me, the undersigned Notary Public, personally appeared CHRISTOPHER JEAKINS and known to me to be the V.P., authorized agent for **AMALGAMATED BANK OF CHICAGO** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **AMALGAMATED BANK OF CHICAGO**, duly authorized by **AMALGAMATED BANK OF CHICAGO** 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 **AMALGAMATED BANK OF CHICAGO**.

By Nicole C. Levon Residing at _____

Notary Public in and for the State of Illinois

My commission expires 5-29-23



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Affinity Title Services
2454 E. Dempster Street Suite 401
Des Plaines, IL 60004
Phone (847) 257-8000 ~ Fax (847) 296-7890

Invoice

Professional Service Invoice

Date: April 27, 2021

File Number: AFF-1810539

Bill To:
Amalgamated Bank of Chicago
30 N. LaSalle Street
Chicago, IL 60602
Attn: Christopher Jenkins
Ph: 312-822-3055
cjenkins@aboc.com

Description:	Amount:
Date Down Endorsement	\$1,839.00
Modification Recording	<u>98.00</u>
Total:	\$1,937.00

Please Reference File Number With Payment.
Terms Net 30 Days.

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paid

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Address Given: 2201 S. Halsted St.
Chicago, IL 60608

Property Tax No(s): 17-28-100-001-0000

Legal Description:

PARCEL 1:

THAT PART OF UNSUBDIVIDED LAND AND THE CANAL OR SLIP KNOWN AS DUPONT SLIP IN THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A TRACT AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF WEST CERMAK ROAD (22ND STREET) AND THE EAST LINE OF SOUTH HALSTED STREET; THENCE SOUTH ALONG THE EAST LINE OF SOUTH HALSTED STREET 169 FEET; THENCE EAST ALONG A LINE 169 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF WEST CERMAK ROAD (22ND STREET) 129 FEET; THENCE NORTH ALONG A LINE 129 FEET EAST OF AND PARALLEL TO THE EAST LINE OF SOUTH HALSTED STREET 169 FEET TO THE SOUTH LINE OF WEST CERMAK ROAD (22ND STREET); THENCE WEST ALONG THE SOUTH LINE OF WEST CERMAK ROAD (22ND STREET) 129 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR PERPETUAL RIGHT TO THE OPEN, FREE AND UNOBSTRUCTED USE AS AND FOR PRIVATE ALLEY OF THE NORTH 8 FEET 4 INCHES OF THE FOLLOWING DESCRIBED PROPERTY AS ORIGINALLY RESERVED IN DEED DATED FEBRUARY 1, 1908 AND RECORDED MARCH 2, 1908 AS DOCUMENT 4166972 MADE BY HENRY A. DU PONT TO BURLEY AND TYRRELL COMPANY AND FURTHER GRANTED IN DEED DATED JUNE 30, 1955 AND RECORDED JULY 15, 1955 AS DOCUMENT 16301978 FROM WINTERTHUR CORPORATION TO 2201 SOUTH HALSTED BUILDING CORPORATION,

THAT PART OF THE WEST 196.35 FEET OF THAT PART LYING NORTH OF THE SOUTH BRANCH OF THE CHICAGO RIVER OF THE NORTH FRACTION OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF HALSTED STREET, 169 FEET SOUTH OF THE POINT OF INTERSECTION OF THE SOUTH LINE OF 22ND STREET WITH THE EAST LINE OF HALSTED STREET; THENCE EAST ON A LINE PARALLEL WITH THE SOUTH LINE OF 22ND STREET, 124 FEET 6 INCHES MORE OR LESS TO THE DUPONT SLIP; THENCE SOUTH ALONG THE WEST DOCK LINE OF SAID SLIP; 230 FEET 8 INCHES; THENCE WEST ON A LINE PARALLEL WITH THE SOUTH LINE OF 22ND STREET 124 FEET 6 INCHES MORE OR LESS, TO THE EAST LINE OF HALSTED STREET; THENCE NORTH ALONG SAID EAST LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR A LOADING PLATFORM ON THE PROPERTY DESCRIBED BELOW AND EASEMENT FOR AN OUTLET TO SOUTH UNION AVENUE LOCATED ON A STRIP OF LAND 20 FEET IN WIDTH LYING BETWEEN THE WEST LINE OF SOUTH UNION AVENUE AS RELOCATED AND THE AFORESAID LOADING DOCK, THE CENTER LINE OF SAID STRIP BEING 25 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF WEST CERMAK ROAD; BOTH AS RETAINED FOR THE BENEFIT OF PARCEL 1 IN JUDGEMENT ORDER ENTERED JANUARY 4, 1962 IN CIRCUIT COURT OF COOK COUNTY, ILLINOIS 59S19496 (BEING THE CONDEMNATION CASE FOR THE DAN RYAN EXPRESSWAY RIGHT OF WAY).

LEGAL DESCRIPTION FOR LOADING DOCK EASEMENT:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 28 DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 8 FEET SOUTH OF THE SOUTH LINES OF WEST CERMAK ROAD (MEASURED AT RIGHT ANGLES THERETO) AND 129 FEET EAST OF THE EAST LINE OF SOUTH HALSTED STREET

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(MEASURED AT RIGHT ANGLES THERETO), THENCE EAST PARALLEL TO THE SOUTH LINE OF WEST CERMAK ROAD TO A POINT 200 FEET EAST OF THE EAST LINE OF SOUTH HALSTED STREET (MEASURED AT RIGHT ANGLES THERETO), THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE TO A POINT 16.5 FEET SOUTH OF THE SOUTH LINE OF WEST CERMAK ROAD (MEASURED AT RIGHT ANGLES THERETO) AND 203 FEET EAST OF THE EAST LINE OF SOUTH HALSTED STREET (MEASURED AT RIGHT ANGLES THERETO), THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE TO A POINT 60.75 FEET SOUTH OF THE SOUTH LINE OF WEST CERMAK ROAD (MEASURED AT RIGHT ANGLES THERETO), AND 156.5 FEET EAST OF THE EAST LINE OF SOUTH HALSTED STREET (MEASURED AT RIGHT ANGLES THERETO) THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE TO A POINT 88.75 FEET SOUTH OF THE SOUTH LINE OF WEST CERMAK ROAD (MEASURED AT RIGHT ANGLES THERETO) AND 135 FEET EAST OF THE EAST LINE OF SOUTH HALSTED STREET (MEASURED AT RIGHT ANGLES THERETO), THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE TO A POINT 101 FEET SOUTH OF THE SOUTH LINE OF WEST CERMAK ROAD (MEASURED AT RIGHT ANGLES THERETO) AND 129 FEET EAST OF THE EAST LINE OF SOUTH HALSTED STREET (MEASURED AT RIGHT ANGLES THERETO) THENCE NORTH ALONG A STRAIGHT LINE TO THE POINT OF BEGINNING, ALL IN SAID SECTION 28, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office