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RECORDATION REQUESTED BY:

Republic Bank of Chicago
Corporate - OBC
2221 Camden Court
Oak Brook, IL 60523

Doc#: 2120221154 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/21/2021 09:28 AM Pg: 1 of 4

WHEN RECORDED MAIL TO:

Republic Bank of Chicago
Corporate - OBC
2221 Camden Court
Oak Brook, IL 60523

SEND TAX NOTICES TO:

Republic Bank of Chicago
Corporate - OBC
2221 Camden Court
Oak Brook, IL 60523

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated June 24, 2021, is made and executed between 3640 W. Armitage LLC, an Illinois limited liability company (referred to below as "Grantor") and Republic Bank of Chicago, whose address is 2221 Camden Court, Oak Brook, IL 60523 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated June 22, 2021 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Secured either in whole or in part by a Construction Mortgage recorded as Document No. 1812149504.

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

LOTS 78, 79 AND 80 IN BLOCK 8 IN JACKSON'S SUBDIVISION OF BLOCKS 7 AND 8 IN HAMBLETON'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 35, 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 3640 W. Armitage Ave., Chicago, IL 60647. The Real Property tax identification number is 13-35-128-030-0000.

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

At no time shall the principal amount of indebtedness secured by the Mortgage, not including sums advanced to protect the security of the Mortgage, exceed \$2,175,000.00.

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 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

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UNOFFICIAL COPY**MODIFICATION OF MORTGAGE
(Continued)**

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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 24, 2021.

GRANTOR:

3640 W. ARMITAGE LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

By:

Sebastian Barsh, Manager of 3640 W. Armitage LLC, an Illinois limited liability company

LENDER:

REPUBLIC BANK OF CHICAGO

x

Michael Beckman
Authorized Officer

Property of Cook County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF IL)

COUNTY OF COOK) SS

On this 15 day of JULY, 2021 before me, the undersigned Notary Public, personally appeared **Sebastian Barsh, Manager of 3640 W. Armitage LLC, an Illinois 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 [Signature]
Notary Public in and for the State of IL

Residing at 3352 W. GRAND AVE.
CHICAGO, IL 60657

My commission expires 7/25/2024



County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

LENDER ACKNOWLEDGMENT

STATE OF Illinois)
)
) SS
 COUNTY OF Cook)
)

On this 12th day of July, 2021 before me, the undersigned Notary Public, personally appeared Michael Bekkerheim and known to me to be the SVP/Commercial Lender, authorized agent for **Republic Bank of Chicago** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Republic Bank of Chicago**, duly authorized by **Republic 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 **Republic Bank of Chicago**.

By S. Danilchenko Residing at Illinois

Notary Public in and for the State of Illinois

My commission expires 05/14/2022



Cook County Clerk's Office