

# UNOFFICIAL COPY

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Karen A. Yarbrough  
Cook County Clerk  
Date: 07/22/2021 01:00 PM Pg: 1 of 7

non-agency  
WHEN RECORDED MAIL TO:

LAKESIDE BANK  
Loan Operations  
1055 W ROOSEVELT RD  
CHICAGO, IL 60608

41047750-DDI 11,

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1055 W ROOSEVELT RD  
CHICAGO, IL 60608

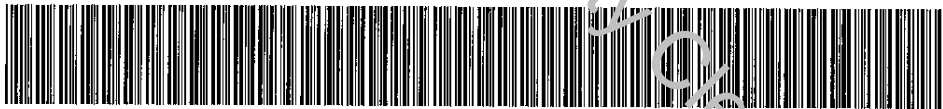
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FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

Kim M. Pietrzak  
Lakeside Bank  
1055 W Roosevelt  
Chicago, IL 60608

## MODIFICATION OF MORTGAGE



\*#####074004012021#####\*

THIS MODIFICATION OF MORTGAGE dated April 1, 2021, is made and executed between STREET HAWK INVESTMENTS LLC, whose address is 1218 West Fletcher Street, Chicago, IL 60617 (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 October 1, 2019 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded at the Cook County Recorder of Deeds on October 11, 2019 as Document Number 1928449005.

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

PARCEL 1:

THAT PART OF LOTS 7 AND 8 (TAKEN AS A TRACT) IN BELLE VIEW, A SUBDIVISION OF THE NORTH 340.00 FEET OF THE SOUTH 561.00 FEET WEST OF CLARK STREET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMERCIAL SPACE C-2: THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +21.37 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT

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## MODIFICATION OF MORTGAGE (Continued)

Page 2

ELEVATION +35.48 FEET (CHICAGO CITY DATUM) DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT ON LINE AND 0.03 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 8; THENCE NORTH 89 DEGREES 46 MINUTES 55 SECONDS WEST, A DISTANCE OF 40.88 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 34 SECONDS WEST, A DISTANCE OF 3.00 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 02 SECONDS WEST, A DISTANCE OF 58.66 FEET; THENCE NORTH 00 DEGREES 39 MINUTES 29 SECONDS EAST, A DISTANCE OF 8.70 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 8.96 FEET; THENCE NORTH 00 DEGREES 39 MINUTES 29 SECONDS EAST, A DISTANCE OF 16.81 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 38 SECONDS EAST, A DISTANCE OF 7.03 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 0.50 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 77.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 1.22 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 14.52 FEET; THENCE SOUTH 02 DEGREES 14 MINUTES 24 SECONDS EAST, A DISTANCE OF 20.60 FEET TO THE POINT OF BEGINNING.

**PARCEL 1A:**

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED APRIL 11, 2014 AND RECORDED APRIL 23, 2014 AS DOCUMENT NUMBER 1411313029 AND GRANTED IN THE DEED DATED MAY 2, 2014 AND RECORDED MAY 15, 2014 AS DOCUMENT NUMBER 1413541063.

FOR INFORMATIONAL PURPOSES ONLY THE PROPERTY IS COMMONLY KNOWN AS: 5434 N. CLARK STREET, SPACE C2, CHICAGO, IL 60640, PIN: 14-08-107-038.

**PARCEL 3:**

THAT PART OF THE NORTH 20.00 FEET OF LOT 30 AND ALL OF LOT 31, IN BLOCK 4 IN NORTH RAVENSWOOD, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT OF WAY) IN COOK COUNTY, ILLINOIS; DESCRIBED AS FOLLOWS:

**PARCEL 1 - COMMERCIAL SPACE:**

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION + 19.28 (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION + 34.03 (CHICAGO CITY DATUM). DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT 0.04 FEET NORTH AND 0.24 EAST OF THE NORTHWEST CORNER OF SAID TRACT:

THENCE EAST, A DISTANCE OF 2.67 FEET; THENCE SOUTH, A DISTANCE OF 0.29 FEET; THENCE EAST, A DISTANCE OF 3.00 FEET; THENCE NORTH, A DISTANCE OF 0.30 FEET; THENCE EAST, A DISTANCE OF 30.29 FEET; THENCE SOUTH, A DISTANCE OF 3.00 FEET; THENCE EAST, A DISTANCE OF 28.51 FEET; THENCE SOUTH, A DISTANCE OF 18.83 FEET; THENCE WEST, A DISTANCE OF 8.56 FEET; THENCE NORTH, A DISTANCE OF 1.80 FEET; THENCE WEST, A DISTANCE OF 43.95 FEET; THENCE SOUTH, A DISTANCE OF 1.58 FEET; THENCE WEST, A DISTANCE OF 11.95 FEET; THENCE NORTH, A DISTANCE OF 1.59 FEET; THENCE EAST, A DISTANCE OF 0.38 FEET; THENCE NORTH, A DISTANCE OF 17.30 FEET; THENCE WEST, A DISTANCE OF 0.39 FEET; THENCE NORTH A DISTANCE OF 2.67 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

FOR INFORMATIONAL PURPOSES ONLY THE PROPERTY IS COMMONLY KNOWN AS 4845 NORTH DAMEN AVENUE, SPACE C-1 (NORTH) CHICAGO, ILLINOIS 60625; PIN: 14-07-419-040.

**PARCEL 4:**

THAT PART OF THE NORTH 20.00 FEET OF LOT 30 AND ALL OF LOT 31, IN BLOCK 4 IN NORTH RAVENSWOOD, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT OF WAY) IN COOK COUNTY, ILLINOIS; DESCRIBED

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## MODIFICATION OF MORTGAGE (Continued)

AS FOLLOWS:

**PARCEL 2 - COMMERCIAL SPACE:**

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION + 19.28 (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION + 34.03 (CHICAGO CITY DATUM), DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT 0.12 FEET NORTH AND 0.02 EAST OF THE SOUTHWEST CORNER OF SAID TRACT:

THENCE NORTH, A DISTANCE OF 2.67 FEET; THENCE EAST, A DISTANCE OF 0.36 FEET; THENCE NORTH, A DISTANCE OF 17.32 FEET; THENCE WEST, A DISTANCE OF 0.38 FEET; THENCE NORTH, A DISTANCE OF 1.59 FEET; THENCE EAST, A DISTANCE OF 11.98 FEET; THENCE SOUTH, A DISTANCE OF 1.34 FEET; THENCE EAST, A DISTANCE OF 22.70 FEET; THENCE SOUTH, A DISTANCE OF 4.08 FEET; THENCE EAST, A DISTANCE OF 2.12 FEET; THENCE SOUTH, A DISTANCE OF 0.51 FEET; THENCE EAST, A DISTANCE OF 23.53 FEET; THENCE NORTH, A DISTANCE OF 7.01 FEET; THENCE EAST, A DISTANCE OF 8.09 FEET; THENCE SOUTH, A DISTANCE OF 19.64 FEET; THENCE WEST, A DISTANCE OF 32.44 FEET; THENCE SOUTH, A DISTANCE OF 3.05 FEET; THENCE WEST, A DISTANCE OF 30.34 FEET; THENCE NORTH, A DISTANCE OF 0.31 FEET; THENCE WEST, A DISTANCE OF 2.97 FEET; THENCE SOUTH, A DISTANCE OF 0.28 FEET; THENCE WEST, A DISTANCE OF 2.67 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

FOR INFORMATIONAL PURPOSES ONLY THE PROPERTY IS COMMONLY KNOWN AS 4845 NORTH DAMEN AVENUE, SPACE C-2 (SOUTH) CHICAGO, ILLINOIS 60625; PIN: 14-07-419-041.

**PARCEL 5:**

THAT PART OF LOT 1 AND LOT 2 (EXCEPT THE SOUTH 25.00 FEET THEREOF) IN BUSCHER'S SUBDIVISION IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION + 23.06 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION + 37.43 FEET (CHICAGO CITY DATUM), DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT ON THE NORTH PROPERTY LINE, 8.83 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH, A DISTANCE OF 8.47 FEET; THENCE EAST, A DISTANCE OF 6.75 FEET; THENCE SOUTHEASTERLY, A DISTANCE OF 2.45 FEET; THENCE SOUTHEASTERLY, A DISTANCE OF 52.21 FEET; THENCE WEST, A DISTANCE OF 3.06 FEET; THENCE SOUTH, A DISTANCE OF 2.14 FEET; THENCE WEST, A DISTANCE OF 8.53 FEET; THENCE SOUTH, A DISTANCE OF 2.72 FEET; THENCE WEST, A DISTANCE OF 16.18 FEET; THENCE NORTH, A DISTANCE OF 26.15 FEET; THENCE WEST, A DISTANCE OF 7.46 FEET; THENCE NORTH, A DISTANCE OF 9.62 FEET; THENCE WEST, A DISTANCE OF 12.73 FEET; THENCE NORTH, A DISTANCE OF 5.80 FEET; THENCE EAST, A DISTANCE OF 22.33 FEET; THENCE NORTH, A DISTANCE OF 25.64 FEET; THENCE EAST, A DISTANCE OF 14.00 FEET TO THE POINT OF BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY THE PROPERTY IS COMMONLY KNOWN AS 4806 NORTH CLARK STREET, COMMERCIAL SPACE, CHICAGO, ILLINOIS 60640; PIN: 14-08-315-093

**PARCEL 6:**

THAT PART OF THE FOLLOWING DESCRIBED PROPERTY, TAKEN AS A TRACT:

**PARCEL 1:**

LOT 7 (EXCEPT THAT PART THEREOF TAKEN FOR WIDENING NORTH CLARK STREET AND CONVEYED TO THE CITY OF CHICAGO BY DEED RECORDED APRIL 1, 1926 AS DOCUMENT 9225037 IN BOOK 22478 PAGE 283) IN BARRETT AND GALLOWAY'S RE-SUBDIVISION OF BLOCK 7 IN BARRETT AND GALLOWAY'S RE-SUBDIVISION OF BLOCKS 7, 8 AND 9 IN HENRYTOWN AND THE NORTH 100 FEET OF

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## MODIFICATION OF MORTGAGE (Continued)

Page 4

THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND ALL THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5 AND THE NORTH 100 FEET OF THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

LOT 5 (EXCEPT THE NORTH 20 FEET THEREOF) AND LOT 6 IN BARRETT AND GALLOWAY'S RE-SUBDIVISION OF BLOCK 7 IN BARRETT AND GALLOWAY'S RE-SUBDIVISION OF BLOCKS 7, 8 AND 9 IN HENRYTOWN AND THE NORTH 100 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND ALL THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5 AND THE NORTH 100 FEET OF THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, (EXCEPT THAT PART OF SAID LOTS TAKEN FOR WIDENING NORTH CLARK STREET).

**DESCRIBED AS FOLLOWS:****COMMERCIAL SPACE 2:**

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION + 23.56 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION + 37.86 FEET (CHICAGO CITY DATUM), DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT 2.47 FEET NORTH AND 3.54 FEET WEST OF THE SOUTHEAST CORNER OF SAID TRACT;

THENCE WEST, A DISTANCE OF 0.54 FEET; THENCE SOUTH, A DISTANCE OF 0.80 FEET; THENCE WEST, A DISTANCE OF 10.78 FEET; THENCE SOUTH, A DISTANCE OF 0.50 FEET; THENCE WEST, A DISTANCE OF 22.93 FEET; THENCE SOUTH, A DISTANCE OF 0.52 FEET; THENCE WEST, A DISTANCE OF 7.72 FEET; THENCE NORTH, A DISTANCE OF 5.00 FEET; THENCE WEST, A DISTANCE OF 12.47 FEET; THENCE NORTH, A DISTANCE OF 24.55 FEET; THENCE EAST, A DISTANCE OF 20.71 FEET; THENCE NORTH, A DISTANCE OF 7.85 FEET; THENCE WEST, A DISTANCE OF 8.15 FEET; THENCE NORTH, A DISTANCE OF 22.94 FEET;

THENCE EAST, A DISTANCE OF 29.75 FEET; THENCE SOUTH, A DISTANCE OF 2.46 FEET; THENCE EAST, A DISTANCE OF 11.31 FEET; THENCE SOUTH, A DISTANCE OF 1.00 FEET; THENCE EAST, A DISTANCE OF 0.58 FEET; THENCE SOUTH, A DISTANCE OF 55.08 FEET TO THE POINT OF BEGINNING.

AND

**P-5 / COMMERCIAL SPACE 2:**

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION + 23.44 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION + 37.21 FEET (CHICAGO CITY DATUM), DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT 64.67 FEET NORTH AND 63.54 FEET WEST OF THE SOUTHEAST CORNER OF SAID TRACT;

THENCE WEST, A DISTANCE OF 8.00 FEET; THENCE NORTH, A DISTANCE OF 18.00 FEET; THENCE EAST, A DISTANCE OF 8.00 FEET; THENCE SOUTH, A DISTANCE OF 18.00 FEET TO THE POINT OF BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY THE PROPERTY IS COMMONLY KNOWN AS 5820 NORTH CLARK STREET, COMMERCIAL SPACE 2 (SOUTH), CHICAGO, ILLINOIS 60660; PIN: 14-06-406-063

The Real Property or its address is commonly known as 5434 N. Clark Street, Space C2; 4845 North Damen Avenue, Space C-1 (NORTH); 4845 North Damen Avenue, Space C-2; 4806 North Clark Street, Commercial Space; 5820 North Clark Street, Commercial Space 2, Chicago, IL. The Real Property tax identification number

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## MODIFICATION OF MORTGAGE (Continued)

is 14-08-107-038-0000 (Parcel 1); 14-07-419-040-0000 (Parcel 3); 14-07-419-041-0000 (Parcel 4); 14-08-315-093-0000 (Parcel 5); 14-06-406-063-0000 (Parcel 6) .

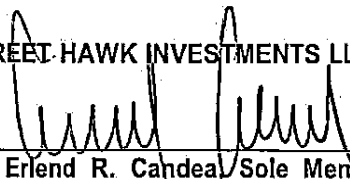
**MODIFICATION.** Lender and Grantor hereby modify the Mortgage as follows:

Delete and restate Note definition as follows: Note. The word "Note" means the Promissory Note dated October 1, 2019, in the original principal amount of \$1,525,000.00 from Borrower to Lender, together with all renewals, extensions, modifications, refinancings, consolidations, and substitutions thereof. **NOTICE:** Under no circumstances shall the interest rate on this Mortgage be more than the maximum rate allowed by applicable law. 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.

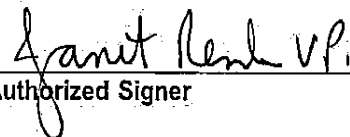
**GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED APRIL 1, 2021.**

**GRANTOR:**

STREET HAWK INVESTMENTS LLC  
By:   
Erlend R. Candea, Sole Member/Manager of STREET HAWK INVESTMENTS LLC

**LENDER:**

LAKESIDE BANK

x   
Authorized Signer

County Clerk's Office

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## MODIFICATION OF MORTGAGE (Continued)

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois

)

COUNTY OF Cook

) SS

)

On this 15<sup>th</sup> day of June, 2021 before me, the undersigned Notary Public, personally appeared **Erlend R. Candea, Sole Member/Manager of STREET HAWK INVESTMENTS 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 Angela Florida

Residing at Lakeside Bank

Notary Public in and for the State of Illinois

My commission expires 7-31-2024



County Clerk's Office

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## MODIFICATION OF MORTGAGE (Continued)

### LENDER ACKNOWLEDGMENT

STATE OF IL )  
 )  
 COUNTY OF Cook ) SS  
 )

On this 20<sup>th</sup> day of June, 2021 before me, the undersigned Notary Public, personally appeared Janet Rendon and known to me to be the VP, 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 Ramona Khachi Heneks Residing at Chicago, IL

Notary Public in and for the State of IL

My commission expires 3/8/2025

