

# UNOFFICIAL COPY



Doc# 2122322008 Fee \$88.00

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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/11/2021 09:43 AM PG: 1 OF 4

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

CTS  
19 PACIFIC 3 NA  
(all)

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 June 10, 2021, is made and executed between 1414 FOSTER 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 October 4, 2019 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

Document #1928145037 and Assignment of Rents dated October 4, 2019, document #1928145038 both recorded on October 8, 2019.

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

LOTS 71 AND 71 IN BLOCK 4 IN ZERO PARK BEING ZERO MARX SUBDIVISION OF BLOCKS 1, 2, 3 AND 4 OF S. H. KERFOOT'S RESUBDIVISION OF LOTS 1 TO 20 BEING IN LOUIS E. HENRY'S SUBDIVISION OF SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 1414 W. FOSTER AVENUE, CHICAGO, IL 60640. The Real Property tax identification number is 14-08-124-046-0000.

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

**INCREASE MORTGAGE LOAN AMOUNT FROM \$1,830,000.00 TO \$2,100,000.00.**

**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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## MODIFICATION OF MORTGAGE (Continued)

Loan No: 1807630101

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parties, makers and endorser 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, 2021.**

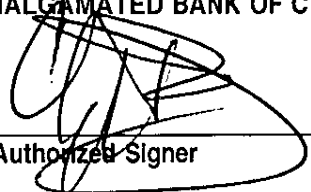
GRANTOR:

1414 FOSTER LLC

By:   
MICHAEL J. SATO, Manager of 1414 FOSTER LLC

LENDER:

AMALGAMATED BANK OF CHICAGO

X   
Authorized Signer

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## MODIFICATION OF MORTGAGE (Continued)

Loan No: 1807630101

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### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

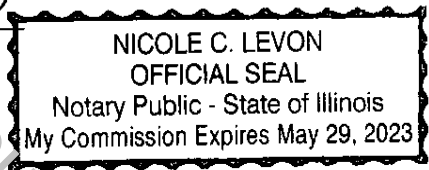
STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF COOK )

On this 10 day of JUNE, 2021 before me, the undersigned Notary Public, personally appeared **MICHAEL J. SATO, Manager of 1414 FOSTER 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 Nicole C. Levon Residing at \_\_\_\_\_

Notary Public in and for the State of Illinois

My commission expires 5-29-23



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## MODIFICATION OF MORTGAGE

(Continued)

Loan No: 1807630101

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### LENDER ACKNOWLEDGMENT

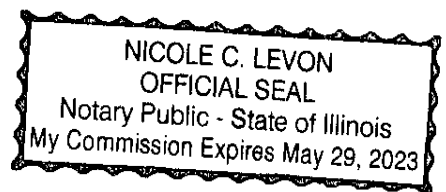
STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF COOK )

On this 10<sup>th</sup> day of JUNE, 2021 before me, the undersigned Notary Public, personally appeared CHRISTOPHER DENKINS 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



Cook County Clerk's Office