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Doc#: 2122949098 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/17/2021 10:39 AM Pg: 1 of 4

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

First American Title
Order # 2938845M

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated June 28, 2021, is made and executed between LAWRENCE ONE, 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 1, 2018 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

Document #1827513015 recorded on October 2, 2018

Assignment of Rents dated October 1, 2018 recorded on October 2, 2018 as Document #1827513016.

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

LOTS 16, 17 AND 18, IN BLOCK 2, IN SIEVERS' SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER IN SECTION 10, 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 4334-38 W. LAWRENCE AVENUE, CHICAGO, IL 60630. The Real Property tax identification number is 13-10-421-038-0000.

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

INCREASE MORTGAGE LOAN AMOUNT FROM \$1,014,000.00 TO \$1,614,150.00 AND REDUCED INTEREST RATE FROM 5.35% TO 3.75% FIXED.

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: 1858847002

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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 28, 2021.

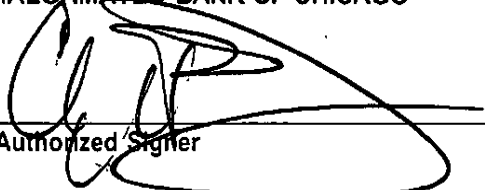
GRANTOR:

LAWRENCE ONE, LLC

By: 
NICHOLAS A. YASSAN, Manager/Member of LAWRENCE ONE, LLC

LENDER:

AMALGAMATED BANK OF CHICAGO

X 
Authorized Signer

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 1858847002

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

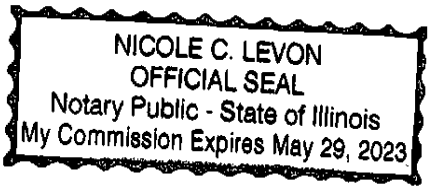
STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

On this 28 day of JUNE, 2021 before me, the undersigned Notary Public, personally appeared **NICHOLAS A. YASSAN, Manager/Member of LAWRENCE ONE, 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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LENDER ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

On this 28 day of JUNE, 2021 before me, the undersigned Notary Public, personally appeared CHRISTOPHER JENKINS 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



PROPOSED
 County Clerk's Office