

UNOFFICIAL COPY

Doc#: 2123004084 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/18/2021 10:41 AM Pg: 1 of 4

non-agency

40011725-DD1 '11

WHEN RECORDED MAIL TO:
LAKESIDE BANK
Loan Operations
1055 W ROOSEVELT RD
CHICAGO, IL 60608

SEND TAX NOTICES TO:
LAKESIDE BANK
UIC/NEAR WEST
1055 W ROOSEVELT RD
CHICAGO, IL 60608

GIT

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:
Kim M. Pietrzak
LAKESIDE BANK
1055 WEST ROOSEVELT ROAD
CHICAGO, IL 60608

MODIFICATION OF MORTGAGE



#####074005022021#####

THIS MODIFICATION OF MORTGAGE dated May 2, 2021, is made and executed between Fremont Hotel Partners, LLC, an Illinois limited liability company, whose address is 1440 N. Kingsbury Street, Suite 223, Chicago, IL 60642 (referred to below as "Grantor") and Lakeside Bank, whose address is 1350 S Michigan Ave, Chicago, IL 60605 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated February 7, 2014 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded at the Cook County Recorded of Deeds on February 25, 2014 as Document Number 1405657163.

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

PARCEL A: ALL THAT PART OF WEST WEED STREET (66 FEET WIDE) LYING NORTH OF THE NORTH LINE OF LOTS 10 TO 15 (BOTH INCLUSIVE) IN J. A. YALE'S RESUBDIVISION OF BLOCK 44 IN ELSTON'S ADDITION TO CHICAGO, EAST OF THE NORTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT 15, WEST OF THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 10, AND SOUTH OF THE SOUTH LINE OF THE NORTH 14 FEET OF SAID WEST WEED STREET, ALL IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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

Page 2

PARCEL B: LOTS 10 TO 15, BOTH INCLUSIVE IN J. A. YALE'S RESUBDIVISION OF BLOCK 44 IN ELSTON'S ADDITION TO CHICAGO, IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 1523 North Fremont Street, Chicago, IL 60642-2527. The Real Property tax identification number is 17-05-214-023-0000 and 17-05-214-024-0000.

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 February 7, 2014, in the original principal amount of \$2,681,500.00 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 MAY 2, 2021.

GRANTOR:

FREMONT HOTEL PARTNERS, LLC

FREMONT HOTEL MANAGER LLC, Operating Manager of Fremont Hotel Partners, LLC

By: 
 Gary S. Weber, Operating Representative of Fremont Hotel Manager LLC

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

LENDER:

LAKESIDE BANK

x Janet M Reed
Authorized Signer

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF ILLINOIS)

) SS

COUNTY OF COOK)

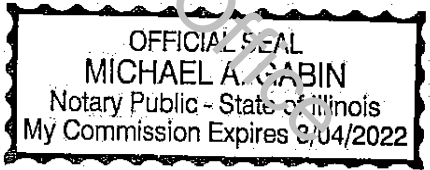
On this 28th day of June, 2021 before me, the undersigned Notary Public, personally appeared **Gary S. Weber, Operating Representative of Fremont Hotel Manager LLC, Operating Manager of Fremont Hotel Partners, LLC**, and known to me to be a member or designated agent of the limited liability company 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 [Signature]

Residing at _____

Notary Public in and for the State of ILLINOIS

My commission expires _____



UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

LENDER ACKNOWLEDGMENT

STATE OF IL)
) SS
 COUNTY OF Cook)

On this 30th 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

