

# UNOFFICIAL COPY



\*2123246028\*

**RECORDATION REQUESTED BY:**

Wintrust Bank, N.A.  
231 S. LaSalle  
Chicago, IL 60604

Doc# 2123246028 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/20/2021 10:50 AM PG: 1 OF 4

**WHEN RECORDED MAIL TO:**

Wintrust Bank, N.A.  
9801 W Higgins, Suite 400  
Rosemont, IL 60018

**FOR RECORDER'S USE ONLY**

Chicago Title

**This Modification of Mortgage prepared by:**

Loan Operations, Loan Documentation Administrator  
Wintrust Bank  
231 S. LaSalle  
Chicago, IL 60604

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1 of 1

## MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated July 16, 2021, is made and executed between 4250 West Lawrence, LLC, an Illinois Limited Liability Company, whose address is 1633 N. Hamlin Ave., Suite 12, Chicago, IL 60647 (referred to below as "Grantor") and Wintrust Bank, N.A., whose address is 231 S. LaSalle, Chicago, IL 60604 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated November 16, 2018 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows

Recorded on November 29, 2018 as Document #1833319093 in the Office of the Cook County Recorder of Deeds and an Assignment of Rents dated November 16, 2018, and recorded on November 29, 2018, as Document #1833319094 in the Office of the Cook County Recorder of Deeds.

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

LOT 22, 23 AND THE EAST 5 FEET OF LOT 24 IN BLOCK 3 IN RAVENSWOOD GOLF CLUB, A SUBDIVISION OF THE EAST 1/2 OF SOUTH WEST 1/4 OF SOUTH EAST 1/4 OF 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 4250 W. Lawrence Ave., Chicago, IL 60630. The Real Property tax identification number is 13-10-423-043-0000.

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

(1) The definition of **Note** is hereby restated in its entirety to mean the following:

**Note.** The word "Note" means a Promissory Note dated July 16, 2021, as amended from time to time, in the original principal amount of \$875,000.00 from Borrower to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or credit agreement.

(2) The "Maximum Lien" section is hereby restated in its entirety to mean the following:

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## MODIFICATION OF MORTGAGE

(Continued)

**Maximum Lien.** 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 \$1,750,000.00.

**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 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 JULY 16, 2021.**

**GRANTOR:**

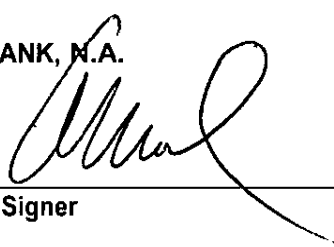
**4250 WEST LAWRENCE, LLC**

**LUPO MANAGEMENT, LLC, Manager of 4250 West Lawrence, LLC**

By:   
John M. Scine, Member of Lupo Management, LLC

**LENDER:**

**WINTRUST BANK, N.A.**

X   
Authorized Signer

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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## MODIFICATION OF MORTGAGE

(Continued)

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

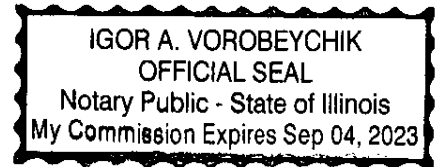
STATE OF Illinois )  
 )  
 ) SS  
 COUNTY OF Cook )

On this 22<sup>nd</sup> day of JULY, 2021 before me, the undersigned Notary Public, personally appeared **John M. Scime, Member of Lupo Management, LLC, Manager of 4250 West Lawrence, 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 474 N. Lakeshore Dr Unit 2308,  
Chicago, IL 60611

Notary Public in and for the State of Illinois

My commission expires 9-4-23



*Cook County Clerk's Office*

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## MODIFICATION OF MORTGAGE

(Continued)

### LENDER ACKNOWLEDGMENT

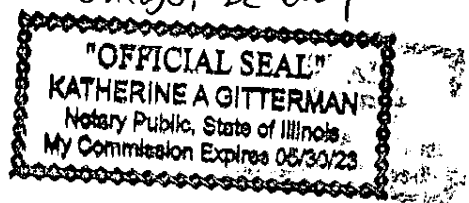
STATE OF IL )  
 ) SS  
 COUNTY OF COOK )

On this 16<sup>th</sup> day of August, 2021 before me, the undersigned Notary Public, personally appeared Alan Weel and known to me to be the SVP, authorized agent for **Wintrust Bank, N.A.** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Wintrust Bank, N.A.**, duly authorized by **Wintrust Bank, N.A.** 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 **Wintrust Bank, N.A.**.

By Katherine A Gitterman Residing at 231 S. LaSalle St  
Chicago, IL 60604

Notary Public in and for the State of IL

My commission expires 5/30/23



COOK County Clerk's Office