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Illinois Anti-Predatory Lending Database Program

Certificate of Exemption



Report Mortgage Fraud
844-768-1713

Doc#. 2127347038 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/30/2021 09:40 AM Pg: 1 of 6

The property identified as: **PIN: 20-25-119-001-0000**

Address:

Street: 7201 South Constance Avenue

Street line 2:

City: Chicago

State: IL

ZIP Code: 60649

Lender: AMALGAMATED BANK OF CHICAGO

Borrower: 72ND CONSTANCE LLC

**FIRST AMERICAN TITLE
FILE #** 2985821M

10F1

Loan / Mortgage Amount: \$2,125,000.00

This property is located within the program area and the transaction is exempt from the requirements of 765 ILCS 7770 et seq. because the application was taken by an exempt entity or person.

Certificate number: 4D1CE1CC-151F-4DE9-BFE6-E197489DDDDFF

Execution date: 9/27/2021

UNOFFICIAL COPY**FIRST AMERICAN TITLE****FILE #** 2985821M

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

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated September 27, 2021, is made and executed between 72ND CONSTANCE 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 September 30, 2020 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

Document #2030617385 and Assignment of Rents dated September 30, 2020 as Document #2030617386 both recorded on November 3, 2020.

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

LOTS 13 AND 14 (EXCEPT SOUTH 6 INCHES THEREOF) IN CHRISTOPHER COLUMBUS ADDITION TO JACKSON PARK, A SUBDIVISION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 7201 S. CONSTANCE AVENUE, CHICAGO, IL 60649. The Real Property tax identification number is 20-25-119-001-0000.

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

INCREASE MORTGAGE LOAN AMOUNT FROM \$1,106,972.93 TO \$2,125,000.00 AND REDUCED INTEREST RATE FROM 4.5% TO 4.25% 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

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 1807680701

Page 2


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 SEPTEMBER 27, 2021.

GRANTOR:

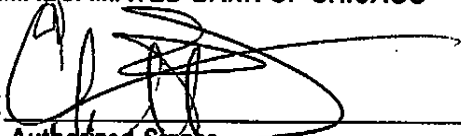
72ND CONSTANCE LLC

By: _____
JUSTIN C. ELLIOTT, Manager of 72ND CONSTANCE LLC

By:  _____
JAMES S. OPPENHEIMER, Manager of 72ND CONSTANCE LLC

LENDER:

AMALGAMATED BANK OF CHICAGO

X  _____
Authorized Signer

Property of Cook County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 1807680701

Page 2

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GRANTOR:

72ND CONSTANCE LLC

By:


JUSTIN C. ELLIOTT, Manager of 72ND CONSTANCE LLC

By:

JAMES S. OPPENHEIMER, Manager of 72ND CONSTANCE LLC

LENDER:

AMALGAMATED BANK OF CHICAGO

X


Authorized Signer

Property of Cook County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 1807680701

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

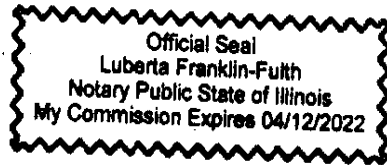
STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

On this 24th day of September, 2021 before me, the undersigned Notary Public, personally appeared **JUSTIN C. ELLIOTT, Manager of 72ND CONSTANCE LLC** and **JAMES S. OPPENHEIMER, Manager of 72ND CONSTANCE LLC**, and known to me to be members or designated agents 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 they are authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

By Luberta Franklin-Fulth Residing at Will County

Notary Public in and for the State of ILLINOIS

My commission expires 4/12/2022



County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 1807680701

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LENDER ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

On this 24th day of September, 2021 before me, the undersigned Notary Public, personally appeared Christopher Jenkins and known to me to be the Vice President, 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 Luberta Franklin-Fulth Residing at Will County

Notary Public in and for the State of ILLINOIS

My commission expires 4-12-2022

