

UNOFFICIAL COPY

Doc#. 2201825204 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/18/2022 04:00 PM Pg: 1 of 4

Non-Agency

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

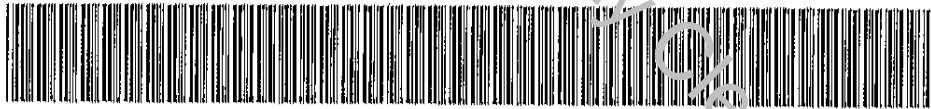
FOR RECORDER'S USE ONLY

41060720 DD I 1/2

This Modification of Mortgage prepared by:
Amanda Neuman
Lakeside Bank
1055 W Roosevelt
Chicago, IL 60608

GIT

MODIFICATION OF MORTGAGE



*****074012052021*****

THIS MODIFICATION OF MORTGAGE dated December 5, 2021, is made and executed between LaGrange Road Partners LLC, an Illinois limited liability company, whose address is 6801 Roosevelt Rd, Berwyn, IL 60402-1019 (referred to below as "Grantor") and Lakeside Bank, whose address is 1055 W Roosevelt, Chicago, IL 60608 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated February 5, 2021 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded at the Cook County Recorder of Deeds on May 24, 2021 as Document Number 2114447026

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

LOTS 3 THROUGH 13, BOTH INCLUSIVE, IN BLOCK 13, IN H.O. STONE AND CO'S 5TH AVENUE MANOR, BEING A SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST 1/4 (EXCEPT THE NORTH 25 ACRES THEREOF) IN SECTION 9, TOWNSHIP 38 NORTH, RANGE 12 EAST, OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

The Real Property or its address is commonly known as 20 West Plainfield Road, Countryside, IL 60525. The Real Property tax Identification number is 18-09-329-001-0000; 18-09-329-002-0000; 18-09-329-003-0000;

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(Continued)**

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18-09-329-004-0000; 18-09-329-005-0000; 18-09-329-006-0000; 18-09-329-007-0000;
18-09-329-008-0000; 18-09-329-009-0000; 18-09-329-010-0000; 18-09-329-011-0000.

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

Note. The word "Note" means the Promissory Note dated February 5, 2021, in the original principal amount of \$600,000.00 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 the same, 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 endorers 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 DECEMBER 5, 2021.

GRANTOR:

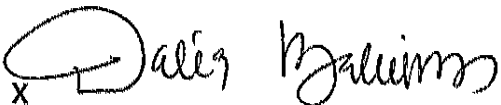
LAGRANGE ROAD PARTNERS LLC

By: 

Carlo Buonavolanto, Manager of LaGrange Road Partners LLC

LENDER:

LAKESIDE BANK



Authorized Signer

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MODIFICATION OF MORTGAGE (Continued)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF ILLINOIS)

) SS

COUNTY OF DUPAGE)

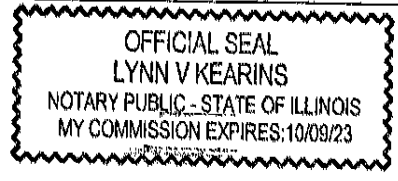
On this 15th day of DECEMBER, 2021 before me, the undersigned Notary Public, personally appeared Carlo Buonavolanto, Manager of LaGrange Road Partners LLC, and known to me to be a member or designated agent of the limited liability company that executed the Modification of Mortgage and acknowledged the 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 Lynn V Kearins

Residing at 7800 MAYFAIR - DARIEN, IL

Notary Public in and for the State of ILLINOIS

My commission expires 10/09/23



Cook County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

LENDER ACKNOWLEDGMENT

STATE OF IL)

COUNTY OF Cook) SS)

On this 22nd day of December, 2021 before me, the undersigned Notary Public, personally appeared Della Balounas and known to me to be the N.Y.P., 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 Melanda Lyn Residing at Cook

Notary Public in and for the State of IL

My commission expires 12/16/2024



Notary Public for Cook County Clerk's Office