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Doc#: 2203140081 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/31/2022 04:05 PM 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:
DARTONYA JACKSON
AMALGAMATED BANK OF CHICAGO
30 N. LASALLE STREET
CHICAGO, IL 60602**

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated October 3, 2021, is made and executed between **5301 DEMPSTER, 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 3, 2016 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

Document #1628039021 recorded on October 6, 2016 and Assignment of Rents dated October 3, 2016 as Document #1628039022 recorded on October 6, 2016.

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

THAT PART OF LOTS 1 THRU 10 INCLUSIVE WHICH LIES SOUTH OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF LOT 1, SAID POINT BEING 17.0 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 1; THENCE WEST TO A POINT ON THE WEST LINE OF LOT 5, SAID POINT BEING 17.0 FEET SOUTH OF THE NORTH LINE OF LOT 5; THENCE SOUTHWESTERLY TO A POINT ON THE WEST LINE OF LOT 9, SAID POINT BEING 37.0 FEET SOUTH OF THE NORTH LINE OF LOT 9; THENCE SOUTHWESTERLY TO A POINT ON THE WEST LINE OF LOT 10, SAID POINT BEING 54.45 FEET SOUTH OF THE NORTH LINE OF LOT 10, ALL IN BLOCK 1 ARTHUR DUN AS TERMINAL SUBDIVISION, A SUBDIVISION OF THE NORTH THREE-QUARTERS (EXCEPT THE SOUTH 30 RODS THEREOF) OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 5301 DEMPSTER STREET, SKOKIE, IL 60077. The Real Property tax identification number is 10-21-102-059-0000.

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

INCREASED MORTGAGE LOAN AMOUNT FROM \$1,269,488.51 TO \$1,650,000.00 AND REDUCED

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 1836267001

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INTEREST RATE FROM 4.375% 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 parties, makers and endorser 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 OCTOBER 6, 2021.

GRANTOR:

5301 DEMPSTER, LLC

EP DEMPSTER, LLC, Manager/Sole Member of 5301 DEMPSTER, LLC

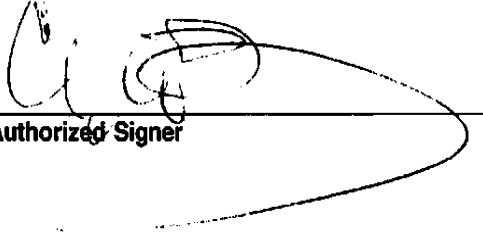
EP LEGACY, LLC, Sole Member of EP DEMPSTER, LLC

By: 
THOMAS M. BRETZ, Manager/Member of EP LEGACY, LLC

By: 
ADAM C. FREEMAN, Manager/Member of EP LEGACY, LLC

LENDER:

AMALGAMATED BANK OF CHICAGO

X 
Authorized Signer

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 1836267001

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois)

COUNTY OF Cook)

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) SS
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On this 15 day of OCTOBER, 2021 before me, the undersigned Notary Public, personally appeared **THOMAS M. BRETZ, Manager/Member of EP LEGACY, LLC, Sole Member of EP DEMPSTER, LLC, Manager/Sole Member of 5301 DEMPSTER, LLC and ADAM C. FREEMAN, Manager/Member of EP LEGACY, LLC, Sole Member of EP DEMPSTER, LLC, Manager/Sole Member of 5301 DEMPSTER, 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 [Signature] Residing at EVANSTON, IL

Notary Public in and for the State of ILLINOIS

My commission expires 5-10-25

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MODIFICATION OF MORTGAGE (Continued)

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LENDER ACKNOWLEDGMENT

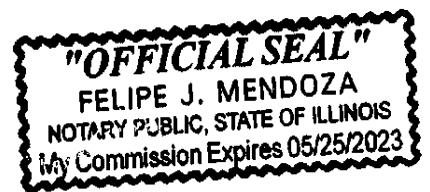
STATE OF IL)
)
) SS
 COUNTY OF Cook)

On this 6th day of October, 2021 before me, the undersigned Notary Public, personally appeared Christopher Turk 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 [Signature] Residing at COOK COUNTY

Notary Public in and for the State of ILLINOIS

My commission expires 5/25/2023



Cook County Clerk's Office