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2210312079

Doc# 2210312079 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/13/2022 02:07 PM PG: 1 OF 4

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

This Modification of Mortgage prepared by:

Techie L. Vargas, Lead Loan Documentation Specialist
LAKESIDE BANK
1055 W. ROOSEVELT RD.
CHICAGO, IL 60608

1401-008983935 LFE, 1 of 1 MM

MODIFICATION OF MORTGAGE



#####074010282021#####

Chicago Title

THIS MODIFICATION OF MORTGAGE dated October 28, 2021, is made and executed between 1650 Fullerton LLC, an Illinois limited liability company, whose address is 2222 N. Elston Ave., #100, Chicago, IL 60614 (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 June 29, 2017 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded at the Cook County Recorder of Deeds on July 13, 2017 as Document Number 1719404007.

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

LOT 5 (EXCEPT THE NORTHWESTERLY 13.0 FEET THEREOF) AND ALL OF LOTS 6 TO 20, BOTH INCLUSIVE, IN BLOCK 3 IN FULLERTON'S ADDITION TO CHICAGO IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

ALSO THE VACATED PUBLIC ALLEY, LYING SOUTHWESTERLY OF AND ADJOINING LOT 5 (EXCEPT THE NORTHWESTERLY 13.0 FEET THEREOF) AND ALL OF LOTS 6 TO 20, BOTH INCLUSIVE, AFORESAID, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 1850 West Webster Avenue, Chicago, IL 60614.

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MODIFICATION OF MORTGAGE (Continued)

The Real Property tax identification number is 14-31-207-067-0000.

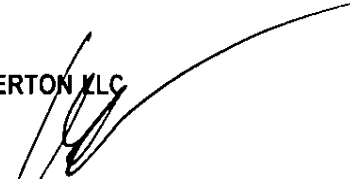
MODIFICATION. Lender and Grantor hereby modify the Mortgage as follows:

Delete and restate Note definition as follows: Note. The word "Note" means the Promissory Note dated June 29, 2017, in the original principal amount of \$2,690,000.00 from Borrower to Lender, together with all renewals, extensions, modifications, refinancing, 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.

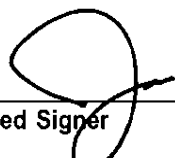
GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED OCTOBER 28, 2021.

GRANTOR:

1650 FULLERTON LLC
By: 
Warren H. Baker, Member/Manager of 1650 Fullerton LLC

LENDER:

LAKESIDE BANK

X 
Authorized Signer

DeKalb County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

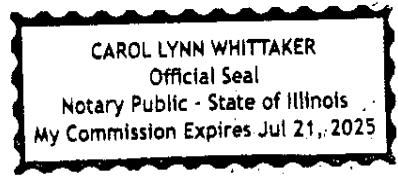
STATE OF Illinois)
)
 COUNTY OF Cook) SS
)

On this 29th day of March, 2022 before me, the undersigned Notary Public, personally appeared **Warren H. Baker, Member/Manager of 1650 Fullerton 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 Carol Lynn Whittaker Residing at Chicago, IL

Notary Public in and for the State of Illinois

My commission expires July 21, 2025



County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

LENDER ACKNOWLEDGMENT

STATE OF IL)
)
) SS
 COUNTY OF COOK)

On this _____ day of _____, _____ before me, the undersigned Notary Public, personally appeared Justin Nowak and known to me to be the S.V.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 Kywe Residing at Cook

Notary Public in and for the State of IL

My commission expires 12/16/2024

