

# UNOFFICIAL COPY

Doc#. 2211504272 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/25/2022 10:30 AM 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:  
NICOLE C. LEVON  
AMALGAMATED BANK OF CHICAGO  
30 N. LASALLE STREET  
CHICAGO, IL 60602

First American Title

Order # AF1004872M

## MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated March 10, 2022, is made and executed between UPB ASHLAND, LLC, an ILLINOIS LIMITED LIABILITY COMPANY (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 March 10, 2021 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

Document #2108901289 recorded on March 30, 2021 and Assignment of Pents dated March 10, 2021 as Document #2108910290 recorded on March 30, 2021.

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

LOTS TEN (10) AND ELEVEN (11) IN THE RESUBDIVISION OF LOTS ONE (1) TO ELEVEN (11) INCLUSIVE AND LOTS FORTY-EIGHT (48) AND FORTY-NINE (49) IN STINSON'S SUBDIVISION OF THE SOUTH HALF OF BLOCK FORTY-NINE (49) IN SECTION NINETEEN (19) TOWNSHIP THIRTY-NINE (39) NORTH, RANGE FOURTEEN (14) EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

The Real Property or its address is commonly known as 2000-02 S. ASHLAND AVENUE, CHICAGO, IL 60608. The Real Property tax identification number is 17-19-421-036-0000.

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

**INCREASE MORTGAGE LOAN AMOUNT FROM \$825,000.00 TO \$1,057,500.00, CHANGED LOAN TYPE FROM NON-REVOLVER TO BALLOON, CHANGED MONTHLY PAYMENTS FROM INTEREST ONLY TO PRINCIPAL AND INTEREST AND MODIFIED RATE FROM VARIABLE 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

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## MODIFICATION OF MORTGAGE

(Continued)

Loan No: 1890640101

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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 MARCH 10, 2022.**

GRANTOR:

UPB ASHLAND, LLC

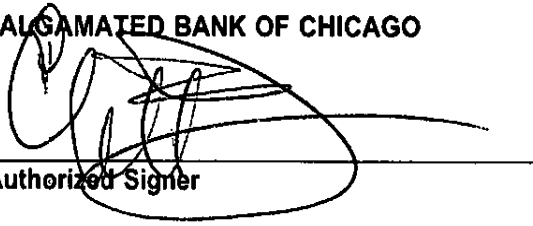
By:   
NEIL J. LINEHAN, Manager of UPB ASHLAND, LLC

UPB INVESTMENTS, LLC, Sole Member of UPB ASHLAND, LLC

By:   
NEIL J. LINEHAN, Manager of UPB INVESTMENTS, LLC

LENDER:

AMALGAMATED BANK OF CHICAGO

X   
Authorized Signer

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## MODIFICATION OF MORTGAGE

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### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

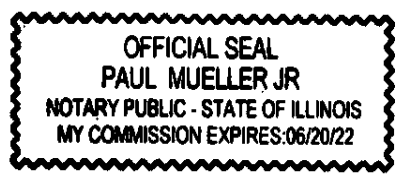
STATE OF ILLINOIS )  
 )  
 ) SS  
 COUNTY OF COOK )

On this 10<sup>TH</sup> day of MARCH, 2022 before me, the undersigned Notary Public, personally appeared **NEIL J. LINEHAN, Manager of UPB ASHLAND, LLC and NEIL J. LINEHAN, Manager of UPB INVESTMENTS, LLC, Sole Member of UPB ASHLAND, 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 Paul Mueller, Jr. Residing at DuPAGE COUNTY

Notary Public in and for the State of ILLINOIS

My commission expires 06-20-2022



*Cook County Clerk's Office*

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(Continued)

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### LENDER ACKNOWLEDGMENT

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF COOK )

On this 10<sup>th</sup> day of MARCH, 2022 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 Paul Mueller Jr. Residing at DUPAGE COUNTY

Notary Public in and for the State of ILLINOIS

My commission expires 06-20-2022

