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<p>ADDRESS OF PROPERTY 555 W. Jackson Blvd. Chicago, Illinois 60661</p> <p>REAL ESTATE INDEX NUMBER</p> <p>17-16-119-066-0000 17-16-119-067-1001 17-16-119-067-1002 17-16-119-067-1003 17-16-119-067-1004 17-16-119-067-1005 17-16-119-067-1006 17-16-119-068-0000 17-16-119-069-0000</p> <p>THIS INSTRUMENT PREPARED BY AND RETURN TO:</p> <p>Midwest BankCentre ATTN: Loan Administration 2191 Lemay Ferry Rd. St. Louis, Missouri 63125</p>	<p>Doc# 2212513006 Fee \$72.00</p> <p>RHSP FEE:\$9.00 RPRF FEE: \$1.00</p> <p>KAREN A. YARBROUGH COOK COUNTY CLERK</p> <p>DATE: 05/05/2022 10:14 AM PG: 1 OF 9</p> <p style="text-align: center;">For use by recorder</p>
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MODIFICATION OF MORTGAGE AND SECURITY AGREEMENT WITH ASSIGNMENT OF RENTS

The Maximum Principal Amount Secured by the Mortgage, as modified hereby, is \$11,850,000.00

The Mortgage constitutes a "Construction Mortgage" as defined by the Illinois Uniform Commercial Code.

THIS MODIFICATION OF MORTGAGE AND SECURITY AGREEMENT WITH ASSIGNMENT OF RENTS (this "Agreement") is dated as of March 31, 2022, and is made by MARIAH PROPERTIES, LLC, a Missouri limited liability company whose address is 14567 N. Outer 40 Drive, Suite 350, Chesterfield, Missouri 63017 (the "Mortgagor") for the benefit of MIDWEST BANKCENTRE, a Missouri banking corporation whose address is 2191 Lemay Ferry Rd., St. Louis, Missouri 63125 (the "Lender").

IN CONSIDERATION of the extension or continuation of credit to the Mortgagor by Lender, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Mortgagor hereby agrees as follows:

- Mortgagor has heretofore delivered to Lender a mortgage which is dated June 10, 2021, and which is recorded as document number 2116747014 in the records of Cook County, Illinois

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(the "Mortgage"), which Mortgage encumbers the real property described in Exhibit A (attached hereto and incorporated herein by this reference) and secures the following obligations and all modifications, renewals, extensions, refinancings, substitutions, consolidations and replacements thereof (the "Obligations"). Other obligations may also be secured by the Mortgage and the failure to list any other secured obligation shall not impair any rights that Lender may have under the Mortgage.

<i>Type of Obligation</i>	<i>Maker of Obligation</i>	<i>Maturity Date</i>	<i>Loan Amount</i>
Promissory Note Dated 6/10/2021	Mariah Properties, LLC	6/5/2026	\$9,650,000.00*

*This amount is prior to any modification. The Note has been modified on even date herewith to increase the principal amount to \$11,850,000.00.

2. The Mortgage is hereby amended as follows:

The Mortgage shall secure the Obligations described above, as modified on even date herewith to increase the principal amount to \$11,850,000.00.

3. Mortgagor hereby releases Lender and all officers, directors, agents, representatives, shareholders, partners, and employees of Lender from any claims, damages or causes of action of any kind arising out of or related to the terms or administration of any Obligations, or the Mortgage, which occurred on or before to the date hereof.

4. This Agreement shall not be deemed to constitute an alteration, waiver, annulment or variation of any terms or conditions of any Obligation or the Mortgage as heretofore amended except as expressly set forth herein. Any term or condition of any Obligation or the Mortgage that is inconsistent with this Agreement is deemed to be modified to be consistent herewith. If for any reason this Agreement is invalid, any Obligation and the Mortgage shall be enforceable according to their original terms as heretofore amended. All representations, warranties and covenants made by Mortgagor in the Mortgage are hereby confirmed by Mortgagor as of the date hereof.

5. This Agreement shall be binding upon, and inure to the benefit of, Mortgagor and Lender and their respective successors, assigns, heirs and representatives.


IN WITNESS WHEREOF, Mortgagor has executed this Agreement as of the date first written above.

Signatures on Next Page

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SIGNATURE PAGE TO MORTGAGE MODIFICATION

MARIAH PROPERTIES, LLC

By 
Paul D. Larson, Manager

NO SEAL

STATE OF Missouri)
County of St. Louis) SS.

On March 31, 2022, before me, a notary public, appeared PAUL D. LARSON, to me personally known who, being by me duly sworn, did say that such person is the Manager of MARIAH PROPERTIES, LLC and that said instrument was signed and sealed on behalf of said organization by authority of its governing body, and said officer acknowledged said instrument to be the free act and deed of said entity. IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year last above written.

 7-18-2022
Notary Public My Commission Expires

Vicki Michele Hibbard
Notary Public - Notary Seal
State of Missouri
St. Louis County
My Commission Expires 7/18/2022
Commission # 18499855

St. Louis County Clerk's Office

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EXHIBIT A

PARCEL 1:

THAT PART OF LOTS 1 AND 2, IN ASSESSOR'S DIVISION OF LOT 2 AND THE NORTH HALF OF LOT 3, OF BLOCK 45 OF SCHOOL SECTION ADDITION TO CHICAGO, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE A HORIZONTAL PLANE OF 18.65 FEET ABOVE CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE OF 31.10 FEET ABOVE CHICAGO CITY DATUM AND FALLING WITHIN THE BOUNDARIES PROJECTED VERTICALLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 23 MINUTES 57 SECONDS EAST ALONG THE EAST LINE THEREOF, A DISTANCE OF 74.92 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89 DEGREES 58 MINUTES 44 SECONDS WEST ALONG THE SOUTH LINE OF LOTS 1 AND 2 AFORESAID, A DISTANCE OF 43.14 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 30 SECONDS WEST, A DISTANCE OF 11.70 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 30 SECONDS WEST, A DISTANCE OF 6.89 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 14 SECONDS EAST, A DISTANCE OF 6.40 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 46 SECONDS WEST, A DISTANCE OF 3.70 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 14 SECONDS EAST, A DISTANCE OF 16.32 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 46 SECONDS EAST, A DISTANCE OF 7.36 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 14 SECONDS EAST, A DISTANCE OF 2.46 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 46 SECONDS EAST, A DISTANCE OF 0.57 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 14 SECONDS EAST, A DISTANCE OF 1.26 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 46 SECONDS EAST, A DISTANCE OF 1.93 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 14 SECONDS EAST, A DISTANCE OF 0.65 OF A FOOT; THENCE SOUTH 89 DEGREES 54 MINUTES 46 SECONDS EAST, A DISTANCE OF 11.48 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 14 SECONDS EAST, A DISTANCE OF 9.18 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 46 SECONDS WEST, A DISTANCE OF 2.37 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 14 SECONDS EAST, A DISTANCE OF 9.60 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 46 SECONDS EAST, A DISTANCE OF 1.35 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 14 SECONDS EAST, A DISTANCE OF 8.25 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 46 SECONDS WEST, A DISTANCE OF 13.0 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 14 SECONDS EAST, A DISTANCE OF 7.11 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 46 SECONDS EAST, A DISTANCE OF 2.15 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 14 SECONDS EAST, A DISTANCE OF 2.20 FEET TO THE NORTH LINE OF SAID LOTS; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 37.44 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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PARCEL 1A:

THAT PART OF THE SOUTH HALF OF LOT 3, IN BLOCK 45, IN SCHOOL SECTION ADDITION TO CHICAGO, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTH HALF OF LOT 3; THENCE NORTH 89 DEGREES 58 MINUTES 44 SECONDS WEST ALONG THE NORTH LINE OF SAID SOUTH HALF 32.94 FEET; THENCE SOUTH 00 DEGREES 01 MINUTE 16 SECONDS WEST 13.45 FEET; THENCE SOUTH 30 DEGREES 40 MINUTES 12 SECONDS EAST 13.39 FEET TO THE SOUTH LINE OF SAID LOT 3; THENCE SOUTH 89 DEGREES 58 MINUTES 17 SECONDS EAST LONG THE SOUTH LINE 26.29 FEET TO THE SOUTHEAST CORNER OF LOT 3; THENCE NORTH 00 DEGREES 24 MINUTES 06 SECONDS WEST ALONG THE EAST LINE THEREOF 24.97 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 1B:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFET OF PARCEL 1, AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS RESTRICTIONS AND RECIPROCAL EASEMENTS RRECORDED SEPTEMBER 20, 2006 AS DOCUMENT NUMBER 0626333104 FOR THE PURPOSE OF INGRESS AND EGRESS

PARCEL 2:

UNITS 2, 3, 4, 5, 6 and 7 IN THE 555 WEST JACKSON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 2A:

THAT SOUTH HALF OF LOT 3 IN BLOCK 45 IN THE SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2B:

THAT PART OF LOT 2 AND THE NORTH HALF OF LOT 3 IN BLOCK 45 IN THE SCHOOL SECTION ADDITION TO CHICAGO, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING IN THE NORTH LINE OF SAID LOT 2 AT A POINT 90 FEET EAST FROM THE NORTHWEST CORNER THEREOF; THENCE RUNNING SOUTH 75 FEET; THENCE EAST 60 FEET MORE

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OR LESS TO THE WEST LINE OF AN ALLEY; THENCE NORTH 75 FEET TO THE NORTH LINE OF SAID LOT 2 AND THENCE WEST TO THE POINT OF BEGINNING, KNOWN AS LOTS 1 AND 2 IN ASSESSOR'S DIVISION OF LOT 2 AND THE NORTH HALF OF LOT 3 OF BLOCK 45 OF SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 2, 1866 IN BOOK 164 OF MAPS, PAGE 115, IN COOK COUNTY, ILLINOIS;

(EXCEPT FROM SAID TWO PARCELS TAKEN AS ONE TRACT: THAT PART OF LOTS 1 AND 2 IN ASSESSOR'S DIVISION OF LOT 2 AND THE NORTH HALF OF LOT 3 OF BLOCK 45 OF SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE A HORIZONTAL PLANE OF 18.65 FEET ABOVE CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE OF 31.10 FEET ABOVE CHICAGO CITY DATUM AND FALLING WITHIN THE BOUNDARIES PROJECTED VERTICALLY, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 23 MINUTES 57 SECONDS EAST ALONG THE EAST LINE THEREOF 74.92 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89 DEGREES 58 MINUTES 44 SECONDS WEST ALONG THE SOUTH LINE OF LOTS 1 AND 2 AFORESAID 43.14 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 30 SECONDS WEST 11.70 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 30 SECONDS WEST 6.89 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 14 SECONDS EAST 6.40 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 46 SECONDS WEST 3.70 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 14 SECONDS EAST 16.32 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 46 SECONDS EAST 7.36 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 14 SECONDS EAST 2.46 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 46 SECONDS EAST 6.57 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 14 SECONDS EAST 1.26 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 46 SECONDS EAST 1.93 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 14 SECONDS EAST 0.65 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 46 SECONDS EAST 11.48 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 14 SECONDS EAST 9.18 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 46 SECONDS WEST 2.37 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 14 SECONDS EAST 9.60 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 46 SECONDS EAST 1.35 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 14 SECONDS EAST 8.25 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 46 SECONDS WEST 13.0 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 14 SECONDS EAST 7.11 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 46 SECONDS EAST 2.15 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 14 SECONDS EAST 2.20 FEET TO THE NORTH LINE OF SAID LOTS; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID NORTH LINE 37.44 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

AND ALSO EXCEPT FROM SAID TRACT: THAT PART OF LOTS 1 AND 2 IN ASSESSOR'S DIVISION OF LOT 2 AND THE NORTH HALF OF LOT 3 IN BLOCK 45 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE OF 18.65 FEET ABOVE CHICAGO CITY DATUM,) IN COOK COUNTY, ILLINOIS.

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AND ALSO EXCEPT FROM SAID TRACT THAT PART OF THE SOUTH HALF OF LOT 3 IN BLOCK 45 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTH HALF OF LOT 3; THENCE NORTH 89 DEGREES 58 MINUTES 44 SECONDS WEST ALONG THE NORTH LINE OF SAID SOUTH HALF 50.66 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 16 SECONDS WEST 13.45 FEET; THENCE SOUTH 30 DEGREES 40 MINUTES 12 SECONDS EAST 13.39 FEET TO THE SOUTH LINE OF SAID LOT 3; THENCE SOUTH 89 DEGREES 58 MINUTES 17 SECONDS EAST ALONG THE SOUTH LINE 44.0 FEET TO THE SOUTHEAST CORNER OF LOT 3; THENCE NORTH 00 DEGREES 24 MINUTES 06 SECONDS WEST ALONG THE EAST LINE THEREOF 24.97 FEET TO THE POINT OF BEGINNING) IN COOK COUNTY, ILLINOIS:

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0423619001, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTERESTS IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF LOTS 1 AND 2 IN ASSESSOR'S DIVISION OF LOT 2 AND THE NORTH HALF OF LOT 3 IN BLOCK 45 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE OF 18.65 FEET ABOVE CHICAGO CITY DATUM, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF THE SOUTH HALF OF LOT 3 IN BLOCK 45 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTH HALF OF LOT 3; THENCE NORTH 89 DEGREES 58 MINUTES 44 SECONDS WEST ALONG THE NORTH LINE OF SAID SOUTH HALF, 50.66 FEET; THENCE SOUTH 00 DEGREES 01 MINUTE 16 SECONDS WEST, 13.45 FEET; THENCE SOUTH 30 DEGREES 40 MINUTES 12 SECONDS EAST 13.39 FEET TO THE SOUTH LINE OF SAID LOT 3; THENCE SOUTH 89 DEGREES 58 MINUTES 17 SECONDS EAST ALONG THE SOUTH LINE, 44.00 FEET TO THE SOUTHEAST CORNER OF LOT 3; THENCE NORTH 00 DEGREES 24 MINUTES 06 SECONDS WEST ALONG THE EAST LINE THEREOF 24.97 FEET TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THAT PART OF THE SOUTH HALF OF LOT 3 IN BLOCK 45, IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTH HALF OF LOT 3; THENCE NORTH 89 DEGREES 58 MINUTES 44 SECONDS WEST ALONG THE NORTH LINE OF SAID SOUTH HALF, 32.94 FEET; THENCE SOUTH 00 DEGREES 01 MINUTE 16 SECONDS WEST, 13.45 FEET; THENCE SOUTH 30 DEGREES 40 MINUTES 12 SECONDS EAST, 13.39 FEET TO THE SOUTH LINE OF SAID LOT 3; THENCE SOUTH 89 DEGREES 58 MINUTES 17 SECONDS EAST ALONG THE SOUTH LINE 26.29 FEET TO THE SOUTHEAST CORNER OF LOT 3; THENCE NORTH 00 DEGREES 24 MINUTES 06 SECONDS WEST ALONG THE EAST LINE THEREOF, 24.97 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE ASSIGNED BY SURVEY TO UNITS 2, 3, 4, 5, 6 AND 7; A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0423619001.

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**KNOWN AS: 555 WEST JACKSON BOULEVARD, CHICAGO, IL
60661**

PERMANENT INDEX NUMBERS:

17 - 16 - 119 - 066 - 0000

17 - 16 - 119 - 067 - 1001

17 - 16 - 119 - 067 - 1002

17 - 16 - 119 - 067 - 1003

17 - 16 - 119 - 067 - 1004

17 - 16 - 119 - 067 - 1005

17 - 16 - 119 - 067 - 1006

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17 - 16 - 119 - 069 - 0000

AREA = 8,352 SQFT OR 0.192 ACRE