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Doc#: 2215906230 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/08/2022 11:06 AM Pg: 1 of 4

RECORDATION REQUESTED BY:

Verve, a Credit Union
Chicago
525 W Roosevelt Rd
Chicago, IL 60607

WHEN RECORDED MAIL TO:

Verve, a Credit Union
Chicago
525 W Roosevelt Rd
Chicago, IL 60607

SEND TAX NOTICES TO:

Verve, a Credit Union
Chicago
525 W Roosevelt Rd
Chicago, IL 60607

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

Chance Astrack for Business Lending Group, LLC, 2350 N Casaloma Dr Ste 100, Appleton, WI 54913
Verve, a Credit Union
525 W Roosevelt Rd
Chicago, IL 60607

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated November 17, 2021, is made and executed between 4600 S. KOLIN, LLC, an Illinois limited liability company, whose address is 4600 S. Kolin Ave., Chicago, IL 60632 (referred to below as "Grantor") and Verve, a Credit Union, whose address is 525 W Roosevelt Rd, Chicago, IL 60607 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated September 2, 2020 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded on October 8, 2020 in the Office of the Recorder of Cook County as Document No. 2028240065.

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

PARCEL 1: THAT PART OF LOT "B" IN THE CIRCUIT COURT PARTITION OF THE SOUTH 1/2 AND THAT PART OF THE NORTHWEST 1/4 LYING SOUTH OF THE ILLINOIS AND MICHIGAN CANAL RESERVE OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS ON APRIL 23, 1897 IN BOOK 67 OF PLATS PAGE 44 AS DOCUMENT NUMBER 2530529. BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF WEST 46TH STREET (A PRIVATE STREET) SAID SOUTH LINE OF WEST 46TH STREET BEING 2032.32 FEET SOUTH OF AND PARALLEL TO THE EAST AND WEST CENTER LINE OF SAID SECTION 3) AND THE WEST LINE OF SOUTH KOLIN AVENUE (A PRIVATE STREET) SAID WEST LINE OF SOUTH KOLIN AVENUE BEING 236.93 FEET EAST OF AND PARALLEL TO THE NORTH AND SOUTH CENTER LINE OF SECTION 3, THENCE SOUTH ALONG SAID WEST LINE OF SOUTH KOLIN AVENUE TO A POINT 371.55 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 3, THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE TO ITS INTERSECTION WITH A LINE 358.55 FEET NORTH OF AND PARALLEL TO SOUTH LINE OF SECTION 3, SAID POINT OF INTERSECTION BEING 116.93 FEET EAST OF SAID NORTH AND SOUTH CENTER LINE OF SECTION 3, THENCE WEST ALONG SAID LAST DESCRIBED PARALLEL LINE TO A POINT 250.07 FEET WEST OF SAID NORTH AND SOUTH CENTER LOT OF SECTION 3, THENCE NORTHEASTERLY ALONG A STRAIGHT LINE TO A POINT IN A LINE 120.07 FEET WEST OF AND PARALLEL TO SAID NORTH AND SOUTH CENTER LINE OF SECTION 3 SAID POINT BEING 377.55 FEET NORTH OF SAID SOUTH LINE OF SECTION 3, THENCE NORTH ALONG SAID LAST DESCRIBED PARALLEL LINE TO ITS INTERSECTION WITH AFORESAID SOUTH LINE OF WEST 46TH STREET, THENCE EAST ALONG SAID SOUTH LINE OF WEST 46TH STREET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF LOT "B" IN THE CIRCUIT COURT PARTITION AFORESAID DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF WEST 46TH STREET (A PRIVATE STREET) (SAID SOUTH LINE OF WEST 46TH STREET BEING 2032.32 FEET SOUTH OF AND PARALLEL TO THE EAST AND WEST CENTER LOT OF SAID SECTION 3) AND A LINE PARALLEL TO AND 120.07 FEET WEST OF THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 3, SAID PARALLEL LINE BEING THE WESTERLY BOUNDARY LINE OF THE PREMISES CONVEYED BY THE FIRST NATL BANK OF CHICAGO TO THE TRUSTEES OF THE CENTRAL MANUFACTURING DISTANCE BY DEED DATED JUNE 8, 1948 AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON JUNE 16, 1948 IN BOOK 43361 AT PAGE 238 AS DOCUMENT NUMBER 14338371 THENCE WEST ALONG SAID SOUTH LINE OF WEST 46TH STREET EXTENDED WEST TO ITS INTERSECTION WITH A LINE PARALLEL TO AND

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(Continued)**

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180.07 FEET WEST OF SAID NORTH AND SOUTH CENTER LINE OF SECTION 3, THENCE SOUTH ALONG THE LAST DESCRIBED PARALLEL LINE TO ITS INTERSECTION WITH A STRAIGHT LINE WHICH EXTENDS FROM A POINT IN A LINE PARALLEL TO AND 358.55 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 3, SAID POINT BEING 250.07 FEET WEST OF SAID NORTH AND SOUTH CENTER LINE OF SECTION 3, TO POINT IN A LINE PARALLEL TO AND 120.07 FEET WEST OF SAID NORTH AND SOUTH CENTER LINE OF SECTION 3, SAID POINT BEING 377.55 FEET NORTH OF SOUTH LINE OF SECTION 3, THENCE NORTHEASTERLY ALONG THE LAST DESCRIBED STRAIGHT LINE TO ITS INTERSECTION WITH SAID LINE WHICH IS PARALLEL TO AND 120.07 FEET WEST OF SAID NORTH AND SOUTH CENTER LINE OF SECTION 3, THENCE NORTH ALONG LAST MENTIONED PARALLEL LINE TO THE POINT OF BEGINNING, THE 2 LAST MENTIONED COURSE BEING THE NORTHWESTERLY AND WESTERLY BOUNDARY LINES OF THE PREMISES CONVEYED BY THE FIRST NATL BANK OF CHICAGO TO THE TRUSTEES OF THE CENTRAL MANUFACTURING DISTANCE BY AFOREMENTIONED DEED DATED JUNE 8, 1948 AS DOCUMENT NUMBER 14338371 IN COOK COUNTY, ILLINOIS.

PARCEL 3: THAT PART OF LOT "B" IN THE CIRCUIT COURT PARTITION OF THE SOUTH 1/2 AND THAT PART OF THE NORTHWEST 1/4 LYING SOUTH OF THE ILLINOIS AND MICHIGAN CANAL RESERVE OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS IN BOOK 67 OF PLATS PAGE 44 IN APRIL 29, 1897 AS DOCUMENT NUMBER 2530529 BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF WEST 46TH STREET (A PRIVATE STREET) SAID SOUTH LINE BEING 2032.32 FEET SOUTH OF AND PARALLEL TO THE EAST AND WEST CENTER LINE OF SAID SECTION 3 AND A LINE PARALLEL TO AND 180.07 FEET WEST OF THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 3 SAID PARALLEL LINE BEING THE WESTERLY BOUNDARY LINE OF THE PREMISES CONVEYED BY THE FIRST NATL BANK OF CHICAGO TO THE TRUSTEE OF THE CENTRAL MANUFACTURING DISTANCE BY DEED DATED OCTOBER 6, 1952 AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON DECEMBER 18, 1952 IN BOOK 48733 AT PAGE 522 AS DOCUMENT NUMBER 15509341) THENCE SOUTH ALONG LAST DESCRIBED PARALLEL LINE TO ITS INTERSECTION WITH A STRAIGHT LINE WHICH EXTENDS FROM A POINT IN A LINE PARALLEL TO AND 358.55 FEET NORTH OF THE SOUTH LOT OF SAID SECTION 3 SAID POINT BEING 250.07 FEET WEST OF SAID NORTH AND SOUTH CENTER LINE OF SECTION 3, TO POINT IN A LINE PARALLEL TO AND 120.07 FEET WEST OF SAID NORTH AND SOUTH CENTER LINE OF SECTION 3, SAID POINT BEING 377.55 FEET NORTH OF SAID SOUTH LINE OF SECS, SAID STRAIGHT LINE BEING THE NORTHWESTERLY BOUNDARY LINE OF THE PREMISES CONVEYED BY THE FIRST NATL BANK OF CHICAGO TO THE TRUSTEES OF THE CENTRAL MANUFACTURING DISTANCE BY DEED DATED JUNE 8, 1948 AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON JUNE 16, 1948 IN BOOK 433161 AT PAGE 238 AS DOCUMENT NUMBER 14338371, THENCE SOUTHWESTERLY ALONG THE LAST DESCRIBED STRAIGHT LINE TO ITS INTERSECTION WITH A LINE WHICH IS PARALLEL TO AND 250.07 FEET WEST OF SAID NORTH AND SOUTH CENTER LINE OF SECTION 3, THENCE NORTH ALONG THE LAST DESCRIBED PARALLEL LINE TO THE SAID SOUTH LINE OF WEST 46TH STREET, THENCE EAST ALONG SAID SOUTH LINE OF WEST 46TH STREET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO

THE DESCRIPTIONS HEREIN ARE BASED ON THE FOLLOWING DEFINITIONS THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 3 IS HEREIN DEFINED AS A STRAIGHT LINE DRAWN FROM A POINT ON THE NORTH OF SAID SECTION, MEASURED 2648.14 FEET WEST FROM THE NORTHEAST CORNER OF SAID SECTION AND MEASURED 2642.84 FEET EAST FROM THE NORTHWEST CORNER OF SAID SECTION 3 TO A POINT ON THE SOUTH LINE OF SAID SECTION 3 MEASURED 26669.37 FEET WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 3 AND MEASURED 2668.04 FEET EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 3, IN COOK COUNTY, ILLINOIS.

ALSO

THE EAST AND WEST CENTER LINE OF SAID SECTION 3 IS HEREIN DEFINED AS A STRAIGHT LINE DRAWN FROM A POINT ON THE EAST LINE OF SECTION 3, MEASURED 2597.19 FEET SOUTH FROM THE NORTHEAST CORNER OF SAID SECTION 3 AND MEASURED 2669.64 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID SECTION 3, TO A POINT IN THE WEST LINE OF SAID SECTION 3 MEASURED 2598.77 FEET SOUTH FROM THE NORTHWEST CORNER OF SAID SECTION 3 AND MEASURED 2661.19 FEET NORTH FROM THE SOUTHWEST CORNER OF SAID SECTION 3, ALL IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 4600 S. Kolin Ave., Chicago, IL 60632. The Real Property tax identification number is 19-03-400-070-0000.

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

Principal Increase to \$1,000,000.00.

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

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MODIFICATION OF MORTGAGE (Continued)

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 hereby ratifies and affirms that Grantor's liability shall continue in full force and effect through and including the Note's now extended maturity date and that Grantor has no defenses, setoffs, or other claims against Lender arising out of this credit facility. If it is determined that any other person or entity other than Lender shall have a lien, encumbrance, or claim of any type which has a legal priority over any term of this Modification, the original terms of the Note and Mortgage shall be severable from this Modification and separately enforceable from the terms thereof as modified hereby in accordance with their original terms, and Lender shall maintain all legal or equitable priorities which were in existence before the date of execution of this Modification. It is understood by and is the intention of the parties hereto that any legal or equitable priorities of Lender over any party which were in existence before the date of execution of this Modification shall remain in effect after the execution of this Modification.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED NOVEMBER 17, 2021.

GRANTOR:

4600 S. KOLIN, LLC

By: *[Signature]*
Darrell J. Rudd, Member of 4600 S. KOLIN, LLC

LENDER:

VERVE, A CREDIT UNION

X *[Signature]*
John Hill, Vice President

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

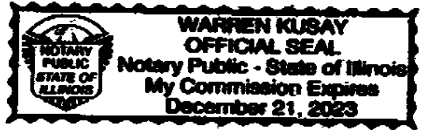
STATE OF Illinois)
) SS
COUNTY OF COOK)

On this 18th day of November, 2021 before me, the undersigned Notary Public, personally appeared Darrell J. Rudd, Member of 4600 S. KOLIN, 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 *[Signature]* Residing at COOK County

Notary Public in and for the State of Illinois

My commission expires 12-21-2023



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MODIFICATION OF MORTGAGE (Continued)

LENDER ACKNOWLEDGMENT

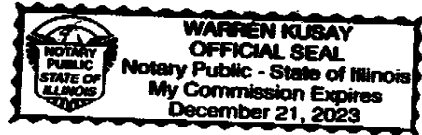
STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 18th day of November, 2021 before me, the undersigned Notary Public, personally appeared John Hill and known to me to be the Vice President, authorized agent for Verve, a Credit Union that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of Verve, a Credit Union, duly authorized by Verve, a Credit Union 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 Verve, a Credit Union.

By [Signature] Residing at Cook County

Notary Public in and for the state of Illinois

My commission expires 12-21-2023



PROPERTY OF COOK COUNTY CLERK'S OFFICE