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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/10/2022 10:42 AM PG: 1 OF 4

**WHEN RECORDED MAIL TO:**

Peoples Bank, as successor in interest to Royal Savings Bank

Munster Banking Center/Loan Center  
9204 Columbia Ave  
Munster, IN 46321

**FOR RECORDER'S USE ONLY**

**This Modification of Mortgage prepared by:**

Bonnie Connors, VP Commercial Loan Operations  
Peoples Bank  
9204 Columbia Ave  
Munster, IN 46321

## MODIFICATION OF MORTGAGE

**THIS MODIFICATION OF MORTGAGE** dated April 1, 2022, is made and executed between Lakeshore Historic Properties LLC , whose address is 27 N Wacker Dr # 268, Chicago, IL 60606 (referred to below as "Grantor") and Peoples Bank, as successor in interest to Royal Savings Bank , whose address is 9204 Columbia Ave, Munster, IN 46321 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated May 25, 2007 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded on 6-1-2007 as document number 0715241035, Modification dated 10-14-2011 and recorded on 10-21-2011 as document number 1129410062, Modification dated 6-28-2019 and recorded on 4-1-2020 as document number 2009207158.

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

Unit No. 301 in the 1354 West Augusta Court Condominium, as delineated on a survey of the following described real estate:

Parcel 1: Lots 4, 14 and 15 in Block 14 in the Elston Addition to Chicago, in the Southwest quarter of Section 15, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois; excepting therefrom the commercial property (designated as Commercial Unit 101 and Commercial Unit 102 thereon and legally described in that certain Commercial Property Declaration of Easements, Restrictions and Covenants dated March 1, 2007 and recorded as Document No. 0706615045); which survey is attached to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for 1354 West Augusta Court Condominium recorded as Document No. 0706615046, together with an undivided percentage interest in the common elements.

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## MODIFICATION OF MORTGAGE (Continued)

Loan No: 7440226464

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Parcel 2: The exclusive right to use parking space G-3 and balcony spaces L.C.E. 301-B1, limited common elements, as delineated on the survey attached to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for 1354 West Augusta Court Condominium recorded as Document No. 0706615046 ("Declaration").

The Real Property or its address is commonly known as 1354 West Augusta, Unit 301, Chicago, IL 60622. The Real Property tax identification number is 17-05-312-017-1002.

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

**Modification to Maturity Date.** The Maturity Date of the Promissory Note is hereby amended to be April 1, 2029.

**Modification of Interest Rate.** The Interest Rate of the Promissory Note is hereby amended to be 4.375% fixed per annum.

**Modification of Amortization.** The Amortization of the Promissory Note is hereby amended to be 15 years.

**Modification to Lender:** The Lender is hereby amended to be Peoples Bank, as successor in interest to Royal Savings Bank

**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 APRIL 1, 2022.**

**GRANTOR:**

LAKESHORE HISTORIC PROPERTIES LLC

By: 

Arthur E Mertes, Manager of Lakeshore Historic Properties LLC

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LENDER:

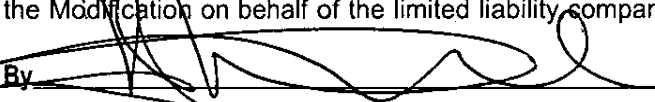
PEOPLES BANK, AS SUCCESSOR IN INTEREST TO ROYAL SAVINGS  
BANK

X   
Richard Nichols, VP, Business Banker

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

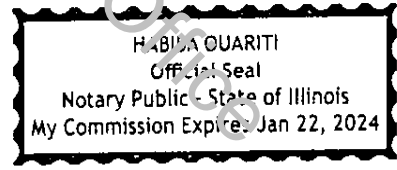
STATE OF Illinois )  
 ) SS  
COUNTY OF Lake )

On this 2<sup>nd</sup> day of April, 2023, before me, the undersigned Notary Public, personally appeared **Arthur E Mertes, Manager of Lakeshore Historic Properties 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  Residing at 2575 S Q St, Lake Park, IL 60455

Notary Public in and for the State of Illinois

My commission expires 01-22-2024



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### LENDER ACKNOWLEDGMENT

STATE OF Indiana )  
 ) SS  
 COUNTY OF Lake )

On this 21<sup>st</sup> day of April, 2022 before me, the undersigned Notary Public, personally appeared **Richard Nichols** and known to me to be the **VP, Business Banker**, authorized agent for **Peoples Bank, as successor in interest to Royal Savings Bank** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Peoples Bank, as successor in interest to Royal Savings Bank**, duly authorized by **Peoples Bank, as successor in interest to Royal Savings 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 **Peoples Bank, as successor in interest to Royal Savings Bank**.

By Brittany Nieman Residing at Lake County, Indiana  
 Notary Public in and for the State of Indiana

My commission expires 7/25/2026

