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2225955057

Doc# 2225955057 Fee \$88.00

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

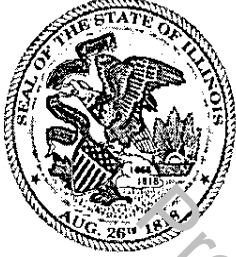
KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/16/2022 02:07 PM PG: 1 OF 5

Illinois Anti-Predatory Lending Database Program

Certificate of Exemption



Report Mortgage Fraud

844-768-1713

2002146LFE,LLC,LLP

The property identified as: **PIN:** 19-03-201-037-0000

Address:

Street: 3939 S. KARLOV AVENUE

Street line 2:

City: CHICAGO

State: IL

ZIP Code: 60632

Lender: CATHAY BANK

Borrower: 3939 KAROLV LLC

Loan / Mortgage Amount: \$1,050,000.00

This property is located within the program area and the transaction is exempt from the requirements of 765 ILCS 77/70 et seq. because the application was taken by an exempt entity or person.

Certificate number: 33EAA5AC-E050-4635-BD31-E190A120A897

Execution date: 8/26/2022

Chicago Title

Property of Cook County Clerk's Office

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**THIS INSTRUMENT WAS
PREPARED BY:**

Wolin Law Group LLC
325 West Huron Street, Suite 602
Chicago, Illinois 60654
Attention: Julie L. Kaminski

UPON RECORDATION RETURN TO:

Cathay Bank
222 West Cermak Road
Chicago, Illinois 60616
Attention: Loan Department

(Space Above For Recorder's Use)

**MODIFICATION TO
MORTGAGE**

MODIFYING DOCUMENT NO. 2022734020

3939 KARLOV LLC, as Mortgagee

and

CATHAY BANK, as Lender

COLLATERAL IS OR INCLUDES FIXTURES

Dated: As of September 1, 2022

Property Address: 3939 South Karlov Avenue
Chicago, Illinois 60632

Tax Parcel: 19-03-201-037-0000 and 19-03-201-046-0000

County: Cook

Loan No.: 3000232736-100

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THIS MORTGAGE MODIFICATION (this "Agreement") is made as of September 1, 2022, by and between **3939 KARLOV LLC**, an Illinois limited liability company, having an address at 3939 South Karlov Avenue, Chicago, Illinois 60632 ("Mortgagor") and **CATHAY BANK**, a California banking corporation, having address at 222 West Cermak Road, Chicago, Illinois 60616 ("Lender"), and amends and modifies that certain Mortgage, encumbering the property as described on Exhibit "A" as follows:

WITNESSETH:

1. MORTGAGE. The Mortgage shall mean that certain Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing in the original principal amount of EIGHT HUNDRED THOUSAND AND 00/100 DOLLARS (\$800,000.00), dated August 10, 2020, and recorded August 14, 2020, as Document Number 2022734020 and modified by document recorded as Document Number 2125233002.

2. AMOUNT SECURED. The Amount of the Mortgage shall be increased to ONE MILLION FIFTY THOUSAND AND 00/100 DOLLARS (\$1,050,000.00).

3. MATURITY DATE. The Maturity Date shall mean September 1, 2024.

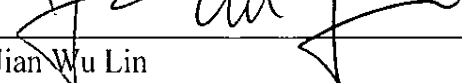
4. NO FURTHER MODIFICATIONS. Except as specifically provided in this Modification, the Mortgage is not modified or amended. Any property or rights to or interest in property granted as security in the Mortgage shall remain as security for the Loan and the obligation of the Mortgagor.

5. REAFFIRMATION. Mortgagor restates and reaffirms the terms and conditions of the Mortgage, and acknowledges that it is a valid, existing lien on the Property securing the Note, as amended and restated from time to time.

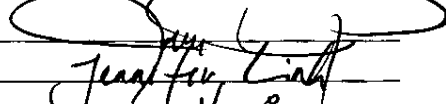
IN WITNESS WHEREOF THIS MODIFICATION has been executed by Mortgagor as of the day and year first above written.

MORTGAGOR:

3939 KARLOV LLC, an Illinois limited liability company

By: 
Name: Jian Wu Lin
Its: Manager

CATHAY BANK, a California banking corporation

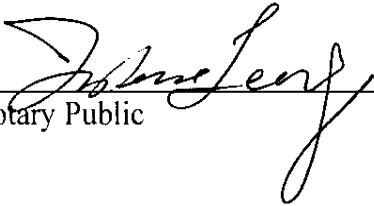
By: 
Name: Jennifer Lin
Its: V.P.

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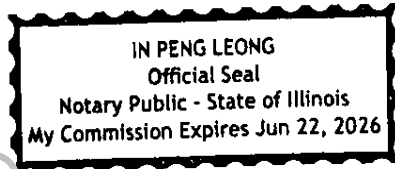
STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, the undersigned, a notary public, in and for the county and state aforesaid, DO HEREBY CERTIFY, that JIAN WU LIN personally known to me to be the Manager of **3939 KARLOV LLC**, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to within the Document, appeared before me this day in person and acknowledged that he/she signed and delivered said instrument as his/her free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 26 day of August, 2022.



Notary Public



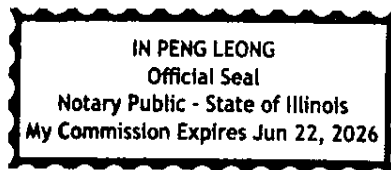
STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

I, the undersigned, a notary public, in and for the county and state aforesaid, DO HEREBY CERTIFY, that Jennifer Link, personally known to me to be the V.P. of **CATHAY BANK**, a California banking corporation, and personally known to me to be the same person whose name is subscribed to within the Document, appeared before me this day in person and acknowledged that he/she signed and delivered said instrument as his/her free and voluntary act and deed of said banking corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 26 day of August, 2022.



Notary Public



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EXHIBIT A

Description of Land

THE PART OF LOT "B" IN THE SUBDIVISION OF THE CIRCUIT COURT COMMISSIONER'S PARTITION OF THAT PART OF THE NORTHEAST 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 IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON SEPTEMBER 5, 1893 IN BOOK 59 OF PLATS, PAGE 32, AS DOCUMENT 1924571 BOUNDED AND DESCRIBED AS FOLLOWS: FROM THE POINT OF INTERSECTION OF THE NORTH RIGHT OF WAY MARGIN OF WEST 40TH STREET (A PRIVATE STREET BEING 66 FEET IN WIDTH AS DEFINED IN TRUSTEE'S DEED DATED APRIL 6, 1965, AND RECORDED AS DOCUMENT NO. 19429737) WITH THE WEST RIGHT OF WAY MARGIN OF SOUTH PULASKI ROAD (SAID RIGHT OF WAY BEING 100 FEET IN WIDTH), RUNNING THENCE NORTH ALONG SAID WEST RIGHT OF WAY MARGIN OF SOUTH PULASKI ROAD A DISTANCE OF 655.63 FEET TO A POINT MARKED BY AN IRON PIPE PLACED AND THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE LYING NORTHWEST OF ITS CHORD HAVING A RADIUS OF 666.69 FEET AND A CENTRAL ANGLE OF 7 DEGREES, 47 MINUTES, 28 SECONDS A DISTANCE OF 90.69 FEET TO A POINT MARKED BY AN IRON PIPE PLACED, WHICH POINT IS 468.24 FEET EAST FROM THE EAST RIGHT OF WAY MARGIN OF SOUTH KARLOV AVENUE (A PRIVATE STREET BEING 66 FEET IN WIDTH AS DEFINED IN TRUSTEE'S DEED DATED APRIL 6, 1965, AND RECORDED AS DOCUMENT NO. 19429737) AND 616.65 FEET NORTH FROM SAID NORTH RIGHT OF WAY MARGIN OF WEST 40TH STREET; THENCE CONTINUING SOUTHWESTERLY ALONG THE ARC OF A CURVE LYING NORTHWEST OF ITS CHORD HAVING A RADIUS OF 366.02 FEET AND A CENTRAL ANGLE OF 12 DEGREES, 28 MINUTES, 00 SECONDS A DISTANCE OF 79.64 FEET TO A POINT MARKED BY AN IRON PIPE PLACED WHICH IS 403.68 FEET EAST FROM SAID EAST RIGHT OF WAY MARGIN OF SOUTH KARLOV AVENUE AND 570.37 FEET NORTH FROM SAID NORTH RIGHT OF WAY MARGIN OF WEST 40TH STREET; THENCE CONTINUING SOUTHWESTERLY ALONG THE ARC OF A CURVE LYING NORTHWEST OF ITS CHORD HAVING A RADIUS OF 391.56 FEET AND A CENTRAL ANGLE OF 9 DEGREES, 24 MINUTES, 02 SECONDS A DISTANCE OF 64.24 FEET TO A POINT MARKED BY AN IRON PIPE PLACED LOCATED ON A LINE 523.79 FEET NORTH FROM AND PARALLEL WITH THE NORTH LINE OF WEST 40TH STREET, WHICH POINT IS 190.40 FEET WEST FROM SAID WEST LINE OF SOUTH PULASKI ROAD; THENCE WEST ALONG THE LAST ABOVE MENTIONED PARALLEL LINE A DISTANCE OF 359.60 FEET TO A POINT LOCATED AT THE INTERSECTION OF THE LAST ABOVE MENTIONED PARALLEL LINE AND THE EAST RIGHT OF WAY MARGIN OF SOUTH KARLOV AVENUE; THENCE NORTH ALONG THE EASTERN RIGHT OF WAY MARGIN OF SOUTH KARLOV AVENUE A DISTANCE OF 267.91 FEET TO A POINT MARKED BY AN IRON PIPE PLACED; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF A CURVE LYING NORTH OF ITS CHORD HAVING A RADIUS OF 600.00 FEET AND A CENTRAL ANGLE OF 34 DEGREES, 40 MINUTES, 18 SECONDS A DISTANCE OF 363.08 FEET TO A POINT MARKED BY AN IRON PIPE PLACED, WHICH POINT IS 2,354.67 FEET NORTH OF THE SOUTH LINE OF THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AFORESAID COUNTY AND STATE, AND IS HEREINAFTER REFERRED TO AS POINT A; THENCE SOUTHEASTERLY 59.64 FEET TO A POINT MARKED BY AN IRON PIPE FOUND LOCATED ON LINE A BEING DEFINED AS A STRAIGHT LINE RUNNING SOUTHEASTERLY FROM POINT A 199.61 FEET TO A POINT LOCATED ON THE WESTERN RIGHT OF WAY MARGIN OF SOUTH PULASKI ROAD; THENCE SOUTHEASTERLY 68.74 FEET TO A POINT MARKED BY AN IRON PIPE FOUND AND LOCATED ON A LINE PARALLEL TO AND 18.04 FEET NORTHEAST OF LINE A; THENCE SOUTHEASTERLY AND ALONG A LINE PARALLEL TO LINE A 68.74 FEET TO A POINT LOCATED ON THE WEST RIGHT OF WAY MARGIN OF SOUTH PULASKI ROAD AND MARKED BY AN IRON PIPE PLACED; THENCE SOUTHERLY ALONG THE WEST MARGIN OF THE RIGHT OF WAY OF SOUTH PULASKI ROAD 114.00 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

Common Address: 3939 South Karlov Avenue, Chicago, Illinois 60632

PIN: 19-03-201-037-0000 and 19-03-201-046-0000