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Doc#: 2231941093 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 11/15/2022 10:49 AM Pg: 1 of 16

THIS INSTRUMENT PREPARED BY:

Christyl Marsh
Cohen, Salk & Hoffman, P.C.
630 Dundee Road, Suite 120
Northbrook, Illinois 60062

AND AFTER RECORDING MAIL TO:

First Eagle Bank
1201 West Madison Street
Chicago, Illinois 60607
Attn: Faruk Daudbasic

CC#1896105 PE
896105

THIRD MODIFICATION AGREEMENT

THIS THIRD MODIFICATION AGREEMENT (hereinafter referred to as this "Modification Agreement") made as of October 4, 2022, by and among **ADAMS STREET LLC**, an Illinois limited liability company ("Borrower"), **DAVID L. CHASE** ("Chase"), **GREGORY BUSEMAN** (a/k/a **Greg Buseman**) ("Buseman"), **TODD MILLER** ("Miller"), **WILLIAM H. EASOM** ("Easom"), **EASOM FAMILY LIMITED PARTNERSHIP**, an Illinois limited partnership ("Easom Partnership"), and **BCG ENTERPRISES LLC**, an Illinois limited liability company ("BCG") (each a "Guarantor," and collectively, the "Guarantors") (Borrower and Guarantors are hereinafter each sometimes individually referred to as an "Obligor" and are collectively referred to as the "Obligors") and **FIRST EAGLE BANK** ("Lender").

WITNESSETH:

WHEREAS, Lender previously extended to Borrower the principal amount of One Million and 00/100 Dollars (\$1,000,000.00) (such loan, as extended, renewed, amended, modified, refinanced, restated, consolidated or replaced from time to time, the "Loan"), and to evidence the Loan, Borrower executed and delivered to Lender that certain promissory note dated as of February 28, 2014 in the original principal amount of \$1,000,000.00 executed by Borrower in favor of Lender (such note, as extended, renewed, amended, modified, refinanced, restated, consolidated or replaced from time to time, the "Note"), which Note is secured by the following documents (the following documents and any and all other instruments executed by any Obligor, as modified, restated or replaced from time to time, are hereinafter collectively referred to as the "Loan Documents"):

- (i) mortgage, security agreement, assignment of leases and rents and fixture filing dated as of February 28, 2014, recorded in the Office of the Recorder of Deeds of Cook County, Illinois (the "Recorder's Office"), as Document No. 1408433127 (the "Mortgage") on property commonly known as 1532-36 and 1538 W. Adams Street, Chicago, Illinois, and legally described on **Exhibit A** attached hereto and made a part hereof (the "Premises");
- (ii) assignment of leases and rents dated as of February 28, 2014 made by Borrower in favor of Lender, recorded in the Recorder's Office as Document No. 1408433128 (the "Assignment of Rents");

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- (iii) amended and restated guaranty of payment dated as of March 1, 2015 made by Chase, Michael J. Gallagher ("Gallagher"), Buseman, Miller, Easom, Easom Partnership and BGC (all of the foregoing are collectively referred to as the "Original Guarantors") in favor of Lender (the "2015 Guaranty");
- (iv) environmental indemnity agreement dated as of February 28, 2014 made by Borrower and Original Guarantors in favor of Lender;
- (v) subordination and attornment agreement dated as of February 28, 2014, by and among Borrower, Chase and Lender, recorded in the Recorder's Office as Document No. 1408433129;
- (vi) an amended and restated consolidated security agreement dated January 21, 2021 made by and between Easom, as pledgor, and Lender, as lender; and
- (vii) certificate of representations, warranties and covenants dated as of February 28, 2014 made by Borrower and Original Guarantors in favor of Lender.

WHEREAS, the Loan was previously modified pursuant to that certain modification agreement dated March 1, 2015 (the "First Modification") made by and among Borrower, Original Guarantors and Lender, recorded in the Recorder's Office as Document No. 1511122003, whereby among other modifications, (i) the principal amount of the Note was increased to \$1,500,000.00, (ii) the interest rate charged on the Note was decreased to 5% per annum, and (iii) the maturity date of the Note was extended to March 1, 2020. Concurrent with the execution of the First Modification, Borrower also executed and delivered to Lender an amended and restated promissory note in the original principal amount of \$1,500,000.00 in replacement of and substitution for the Note (the "First Amended Note").

WHEREAS, the Loan was previously modified pursuant to that certain second modification agreement to loan documents dated March 1, 2020 (the "Second Modification") made by and among Borrower, Original Guarantors and Lender, whereby among other modifications, (i) the interest rate charged on the Note was decreased to 4.75% per annum, and (ii) the maturity date of the Note was extended to March 1, 2025.

WHEREAS, pursuant to the terms of that certain member interest purchase agreement dated September 27, 2019, by and among Gallagher, Easom and BCG, Gallagher sold his membership interest in BCG to Easom; and

WHEREAS, Obligors are desirous of (i) increasing the principal sum of the First Amended Note to \$1,842,000.00, and (ii) releasing the guaranty of Gallagher, and Lender is willing to consent to such increase, provided (I) the interest rate charged on the First Amended Note is increased to 5.35% per annum, and (II) certain other changes are made to the Loan.

NOW THEREFORE, in consideration of the mutual promises of the parties hereto, and upon the express conditions that the lien of the Mortgage held by Lender is a valid, first and subsisting lien on the Premises (as defined in the Mortgage) and that the execution of this Modification Agreement will not impair the lien of said Mortgage and that there is no existing second mortgage or other liens subsequent to the lien of the Mortgage held by Lender that will not be paid in full and released concurrently herewith (for breach of which conditions, or either of them,

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this Modification Agreement shall not take effect and shall be void), **IT IS AGREED AS FOLLOWS:**

1. The parties represent and agree that the foregoing recitals are true and correct.

2. As of the date hereof, the total outstanding principal balance of the First Amended Note is \$1,227,685.28. Concurrent with the execution of this Modification Agreement, the Borrower shall execute and deliver to Lender a second amended and restated promissory note of even date herewith in the principal amount of One Million Eight Hundred Forty-Two Thousand and 00/100 Dollars (\$1,842,000.00), payable to the order of Lender on March 1, 2025, in replacement of and substitution for the First Amended Note (such note, as extended, renewed, amended, modified, refinanced, restated, consolidated or replaced from time to time, the "Second Amended Note"). Each reference in the Loan Documents to the term "Note" shall hereafter be deemed to be a reference to the Second Amended Note.

3. The Mortgage is hereby modified as follows:

a. The first sentence of Recital paragraph A is amended and restated in its entirety to read as follows:

"Mortgagee has agreed to loan to Mortgagor the principal amount of One Million Eight Hundred Forty-Two Thousand and 00/100 Dollars (\$1,842,000.00) (such loan, as extended, renewed, amended, modified, refinanced, restated, consolidated or replaced from time to time, the "Loan"). The Loan shall be evidenced by a certain Second Amended and Restated Promissory Note dated as of October 4, 2022 (such note, as extended, renewed, amended, modified, refinanced, restated, consolidated or replaced from time to time, the "Note") made by Mortgagor and payable to Mortgagee in the principal amount of the Loan plus interest thereon, and due on March 1, 2025 ("Maturity Date"), except as may be accelerated pursuant to the terms hereof or of the Note or any other Loan Document (as defined in the Note)."

b. The is added new paragraph 37(n):

"n. **CROSS-DEFAULT.** An Event of Default shall be deemed to have occurred hereunder if Mortgagor fails to comply with or to perform any other term, obligation, covenant or condition contained in any other agreement between Mortgagee and Mortgagor or if Mortgagor or any Related Party defaults under any loan, extension of credit, security agreement, purchase or sales agreement, or any other agreement, in favor of any other creditor or person that may materially affect any of Mortgagor's property or Mortgagor's ability to repay the Note or perform Mortgagor's obligation under the Note or any of the related documents."

4. The Assignment of Rents is hereby modified as follows:

a. Recitals paragraph A on page 1 is amended and restated in its entirety to read as follows:

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“Assignee has agreed to loan to Assignor the principal amount of One Million Eight Hundred Forty-Two Thousand and 00/100 Dollars (\$1,842,000.00) (such loan, as extended, renewed, amended, modified, refinanced, restated, consolidated or replaced from time to time, the “Loan”). Assignor is executing a certain Second Amended and Restated Promissory Note dated as of October 4, 2022 (such note, as extended, renewed, amended, modified, refinanced, restated, consolidated or replaced from time to time, the “Note”) payable to the order of Assignee to evidence the Loan.”

b. The following is added as new paragraph 20:

“20. **CROSS-DEFAULT.** An Event of Default shall be deemed to have occurred hereunder if Assignor fails to comply with or to perform any other term, obligation, covenant or condition contained in any other agreement between Assignor and Assignee or if Assignor or any Related Party defaults under any loan, extension of credit, security agreement, purchase or sales agreement, or any other agreement, in favor of any other creditor or person that may materially affect any of Assignor’s property or Assignor’s ability to repay the Note or perform Assignor’s obligation under the Note or any of the related documents.”

5. Concurrent with the execution of this Modification Agreement, Lender shall release Gallagher from his obligations under the 2015 Guaranty.

6. Concurrent with the execution and delivery of this Modification Agreement, the Guarantors shall execute and deliver to Lender a second amended and restated guaranty of payment of even date herewith, guaranteeing the repayment of the modified and increased Loan, in replacement of and substitution for the 2015 Guaranty (such guaranty, as modified, restated or replaced from time to time, the “Amended Guaranty”).

7. The Loan Documents are hereby amended to secure the obligations and liabilities evidenced by the Second Amended Note, the Amended Guaranty and this Modification Agreement. Each reference in the Loan Documents to the term “Loan” shall hereafter mean that certain \$1,842,000.00 term loan made by Lender to Borrower and evidenced by the Second Amended Note. Each reference in the Loan Documents to the term “Maturity Date” or the “Maturity” of the Note or Loan shall hereafter mean March 1, 2025.

8. Except for the modifications stated herein, the Second Amended Note, the Amended Guaranty and the other Loan Documents are not otherwise changed, modified or amended. Except as expressly provided herein, the Second Amended Note, the Amended Guaranty and the other Loan Documents and each other instrument or agreement delivered by any Obligor to or for the benefit of Lender in connection with the Loan evidenced by the Second Amended Note shall remain in full force and effect in accordance with their respective terms and the execution and delivery of this Modification Agreement shall not operate to waive any rights or remedies that Lender may have with respect to the Second Amended Note, the Amended Guaranty and the other Loan Documents, to forgive or waive any violation, default or breach under the Second Amended Note, the Amended Guaranty or any of the other Loan Document, or to obligate Lender in any manner to make any further extensions of credit other than as expressly set forth herein.

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9. Contemporaneously with the execution of this Modification Agreement by Lender, Obligors shall pay to Lender a non-refundable modification fee in the amount set forth on the loan modification closing statement of even date herewith, plus all of Lender's attorneys' fees incurred in connection with the negotiation and documentation of the agreements contained in this Modification Agreement, all recording fees and charges, title insurance charges and premiums, appraisal fees, and all other expenses, charges, costs and fees necessitated by or otherwise relating to this Modification Agreement (the "Additional Fees"). If any of the Additional Fees are not paid at the time this Modification Agreement is executed by Lender, such Additional Fees shall be paid by Obligors within five (5) days after written demand therefor by Lender, and if not timely paid, they shall bear interest from the date so incurred until paid at an annual rate equal to the Default Rate (as defined in the Second Amended Note).

10. The Premises described in the Mortgage shall remain in all events subject to the lien, charge or encumbrance of the Mortgage, and nothing herein contained, and nothing done pursuant hereto, shall affect or be construed to affect the lien, charge or encumbrance of the Mortgage, or the priority thereof over any other liens, charges, or encumbrances or conveyances, or, except as expressly provided herein, to release or affect the liability of any party or parties whomsoever may now or hereafter be liable under or on account of the Second Amended Note, the Mortgage, the Assignment of Rents and/or the Security Agreement, nor shall anything herein contained or done in pursuance thereof affect or be construed to affect any other security or instrument, if any, held by Lender as security for or evidence of the aforesaid indebtedness.

11. This Modification Agreement shall extend to and be binding upon each of the Obligors and their respective heirs, legatees, personal representatives, successors and assigns, and shall inure to the benefit of Lender and its successors and assigns.

12. Each Obligor hereby ratifies and confirms his or its respective obligations and liabilities under the Second Amended Note, the Amended Guaranty and the other Loan Documents, as hereby amended, and the liens and security interest created thereby, and acknowledge that he or it have no defenses, claims or set-offs against the enforcement by Lender of their respective obligations and liabilities under the Second Amended Note, the Amended Guaranty and the other Loan Documents, as so amended.

Without limiting the generality of the foregoing paragraph, each Guarantor hereby further represents and warrants to the Lender with the intent that the Lender rely thereon, as follows with regard to the Guaranty, as is concurrently herewith being amended and restated: (a) the Amended Guaranty is in full force and effect and is binding and enforceable against the Guarantor in accordance with its terms; (b) the Guarantor irrevocably consents and agrees to the Borrower's execution and delivery of the Second Amended Note and this Modification Agreement; (c) the liability of the Guarantor to the Lender under the Amended Guaranty shall in no way be affected, modified, altered, or discharged in any fashion by the Borrower's execution, delivery or performance of the Amended Note and this Modification Agreement; and (d) the Guarantor does not possess any claims, defenses, offsets, or counterclaims against the enforcement of the Amended Guaranty as of the date hereof, and any and all such claims, defenses, offsets and counterclaims, whether known or unknown, are forever waived and released, and the Guarantor is unconditionally liable under the Amended Guaranty, for the payment and performance of all present and future indebtedness and all other obligations described therein.

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13. This Modification Agreement shall, in all respects, be governed by and construed in accordance with the laws of the State of Illinois (exclusive of choice of law principles), including all matters of construction, validity and performance.

14. This Modification Agreement constitutes the entire agreement between the parties with respect to the aforesaid modification and shall not be amended or modified in any way except by a document in writing executed by all of the parties thereto.

15. This Modification Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which together shall be one agreement.

16. Lender's consent to this Modification Agreement shall be subject to Lender (or Lender's nominee) having received the following in a form and substance acceptable to Lender on or before October 14, 2022 (the "Modification Termination Date"):

(a) An endorsement to Chicago Title Insurance Company Loan Policy No. 1401008961105 D2 (the "Title Policy") which (i) amends the description of the Mortgage insured under the Title Policy to include this Modification Agreement, (ii) amends the description of the Assignment of Rents to include this Modification Agreement, (iii) extends the effective date of the Title Policy to the date of the recording of this Modification Agreement, (iv) includes no additional exceptions to title other than those that have been approved in writing by Lender, (v) states that all real estate taxes and assessments applicable to the Premises which are due and payable as of the date of such endorsement have been paid in full, and (vi) increases the amount of insurance to \$1,842,000.00;

(b) The Second Amended Note and Amended Guaranty; and

(c) Such other documents as Lender may reasonably require.

The Obligors' failure to deliver the aforementioned documents and items to Lender on or before the Modification Termination Date shall, at the option of Lender, result in this Modification Agreement (including all agreements and waivers of Lender contained herein) being null and void.

17. TO THE MAXIMUM EXTENT PERMITTED BY LAW, EACH OBLIGOR HEREBY AGREES THAT ALL ACTIONS OR PROCEEDINGS ARISING IN CONNECTION WITH THIS MODIFICATION AGREEMENT SHALL BE TRIED AND DETERMINED ONLY IN THE STATE AND FEDERAL COURTS LOCATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, OR, AT THE SOLE OPTION OF LENDER IN ANY OTHER COURT IN WHICH LENDER SHALL INITIATE LEGAL OR EQUITABLE PROCEEDINGS AND WHICH HAS SUBJECT MATTER JURISDICTION OVER THE MATTER IN CONTROVERSY. TO THE MAXIMUM EXTENT PERMITTED BY LAW, EACH OBLIGOR HEREBY EXPRESSLY WAIVES ANY RIGHT IT MAY HAVE TO ASSERT THE DOCTRINE OF FORUM NON CONVENIENS OR TO OBJECT TO VENUE TO THE EXTENT ANY PROCEEDING IS BROUGHT IN ACCORDANCE WITH THIS PARAGRAPH.

TO THE MAXIMUM EXTENT PERMITTED BY LAW, EACH OBLIGOR AND LENDER HEREBY EXPRESSLY WAIVE ANY RIGHT TO TRIAL BY JURY OF ANY ACTION, CAUSE OF ACTION, CLAIM, DEMAND, OR PROCEEDING ARISING UNDER OR WITH RESPECT TO THIS MODIFICATION AGREEMENT, OR IN ANY WAY CONNECTED WITH, RELATED TO, OR INCIDENTAL TO THE DEALINGS OF OBLIGORS AND LENDER

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WITH RESPECT TO THIS MODIFICATION AGREEMENT, OR THE TRANSACTION RELATED HERETO, IN EACH CASE WHETHER NOW EXISTING OR HEREAFTER ARISING, AND WHETHER SOUNDING IN CONTRACT, TORT, OR OTHERWISE. TO THE MAXIMUM EXTENT PERMITTED BY LAW, EACH OBLIGOR AND LENDER HEREBY AGREE THAT ANY SUCH ACTION, CAUSE OF ACTION, CLAIM, DEMAND OR PROCEEDING SHALL BE DECIDED BY A COURT TRIAL WITHOUT A JURY AND THAT ANY OBLIGOR OR LENDER MAY FILE A COPY OF THIS EXECUTED MODIFICATION AGREEMENT WITH ANY COURT OR OTHER TRIBUNAL AS WRITTEN EVIDENCE OF THE CONSENT OF EACH OBLIGOR AND LENDER TO THE WAIVER OF ITS RIGHT TO TRIAL BY JURY.

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Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed as of the date first above written.

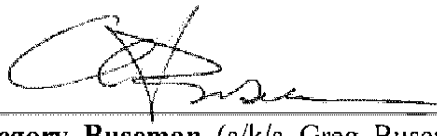
Borrower:

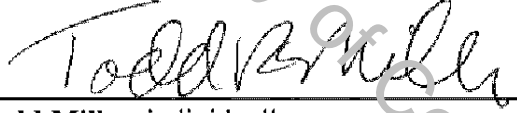
Adams Street LLC, an Illinois limited liability company

By: 
David L. Chase, Manager

Guarantors:


David L. Chase, individually

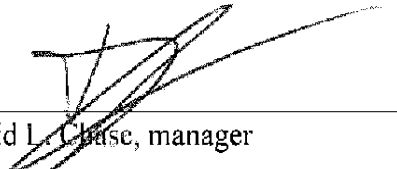

Gregory Buseman (a/k/a Greg Buseman), individually


Todd Miller, individually

William H. Easom, individually

BCG Enterprises LLC, an Illinois limited liability company

Easom Family Limited Partnership, an Illinois limited partnership

By: 
David L. Chase, manager

By: Easom Enterprises, Inc., an Illinois corporation, its sole general partner

By: _____
William H. Easom, President

Lender:

First Eagle Bank

By: 

Name: Faruk Daudbasic

Title: Senior Vice President

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IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed as of the date first above written.

Borrower:

Adams Street LLC, an Illinois limited liability company

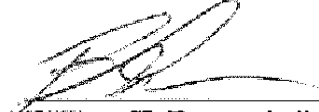
By: _____

David L. Chase, Manager

Guarantors:

David L. Chase, individually

Gregory Buseman (a/k/a Greg Buseman), individually



William H. Easom, individually

Todd Miller, individually

BCG Enterprises LLC, an Illinois limited liability company

Easom Family Limited Partnership, an Illinois limited partnership

By: Easom Enterprises, Inc., an Illinois corporation, its sole general partner

By: _____

David L. Chase, manager

By: _____

William H. Easom, President

Lender:

First Eagle Bank

By: _____

Name: Faruk Daudbasic

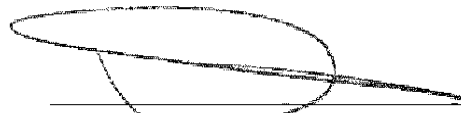
Title: Senior Vice President

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STATE OF ILLINOIS)
)
) SS
COUNTY OF COOK)

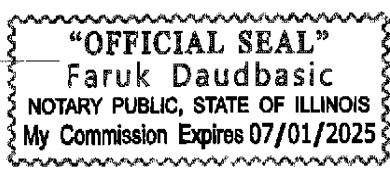
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that David L. Chase, the sole manager of **Adams Street LLC**, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as such manager of said limited liability company, as his own and free and voluntary act and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and notarial seal as of this 25th day of October, 2022.



Notary Public

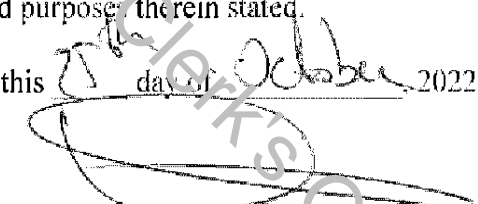
My Commission Expires: 01/1/25



STATE OF ILLINOIS)
)
) SS
COUNTY OF COOK)

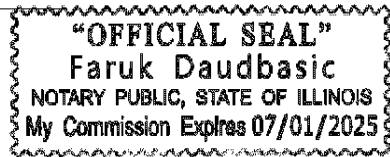
I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that **David L. Chase** personally appeared before me this day and subscribed his name to the foregoing instrument for the uses and purposes therein stated.

Given under my hand and notarial seal as of this 25th day of October, 2022.



Notary Public

My Commission Expires: 7/1/25



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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

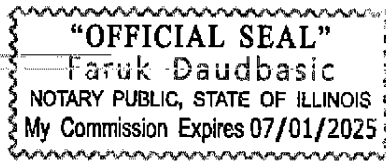
I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that **Gregory Buseman** personally appeared before me this day and subscribed his name to the foregoing instrument for the uses and purposes therein stated.

Given under my hand and notarial seal as of this 6th day of October, 2022.



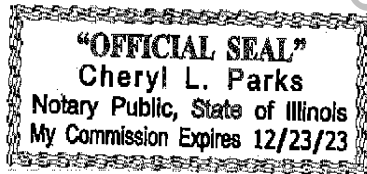
Notary Public

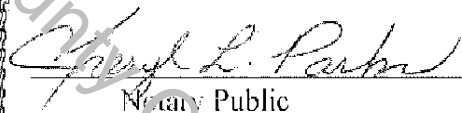
My Commission Expires: 7/1/25
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)



I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that **Todd Miller** personally appeared before me this day and subscribed his name to the foregoing instrument for the uses and purposes therein stated.

Given under my hand and notarial seal as of this 27th day of October, 2022.





Notary Public

My Commission Expires: December 23, 2023

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that **William H. Easom** personally appeared before me this day and subscribed his name to the foregoing instrument for the uses and purposes therein stated.

Given under my hand and notarial seal as of this ___ day of _____, 2022.

Notary Public

My Commission Expires: _____

UNOFFICIAL COPY

STATE OF ILLINOIS)
)
COUNTY OF COOK) SS

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that **Gregory Buseman** personally appeared before me this day and subscribed his name to the foregoing instrument for the uses and purposes therein stated.

Given under my hand and notarial seal as of this _____ day of _____, 2022.

Notary Public

My Commission Expires: _____

STATE OF ILLINOIS)
)
COUNTY OF COOK) SS

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that **Todd Miller** personally appeared before me this day and subscribed his name to the foregoing instrument for the uses and purposes therein stated.

Given under my hand and notarial seal as of this _____ day of _____, 2022.

Notary Public

My Commission Expires: _____

WISCONSIN
STATE OF ILLINOIS)
)
SHERBOGAN
COUNTY OF COOK) SS

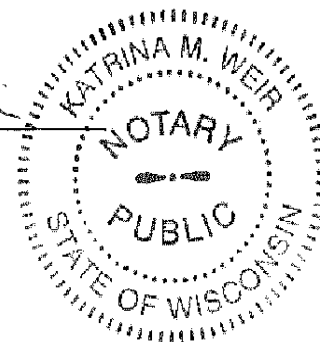
I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that **William H. Eason** personally appeared before me this day and subscribed his name to the foregoing instrument for the uses and purposes therein stated.

Given under my hand and notarial seal as of this 18th day of October, 2022.

Katrina M. Weir

Notary Public

My Commission Expires: 5/28/2022



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STATE OF ILLINOIS)
)
COUNTY OF COOK) SS

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that William H. Eason, the President of Eason Enterprises, Inc., an Illinois corporation, the sole general partner of **Eason Family Limited Partnership**, an Illinois limited partnership, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged that he signed, sealed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said limited partnership, for the uses and purposes therein set forth.

Given under my hand and notarial seal as of this _____ day of _____, 2022.

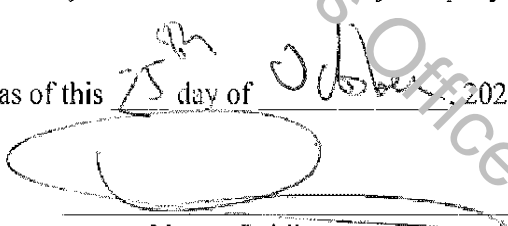
Notary Public

My Commission Expires: _____

STATE OF ILLINOIS)
)
COUNTY OF COOK) SS

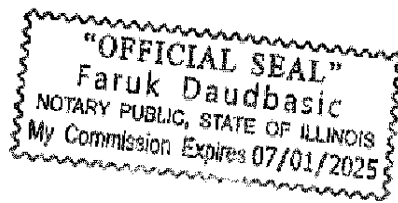
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that David L. Chase personally known to me as manager of **BCG Enterprises LLC**, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as such manager of said limited liability company, pursuant to authority given by the members of said limited liability company, as his own and free and voluntary act and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and notarial seal as of this 25 day of October, 2022.



Notary Public

My Commission Expires: 7/1/25



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STATE OF ILLINOIS)
)
COUNTY OF COOK) SS

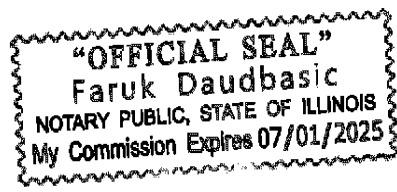
I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that William H. Eason, the President of Eason Enterprises, Inc., an Illinois corporation, the sole general partner of **Eason Family Limited Partnership**, an Illinois limited partnership, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged that he signed, sealed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said limited partnership, for the uses and purposes therein set forth.

Given under my hand and notarial seal as of this 31st day of October, 2022.



Notary Public

My Commission Expires: 



STATE OF ILLINOIS)
)
COUNTY OF COOK) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that David L. Chase personally known to me as manager of **BCG Enterprises LLC**, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as such manager of said limited liability company, pursuant to authority given by the members of said limited liability company, as his own and free and voluntary act and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and notarial seal as of this ___ day of _____, 2022.

Notary Public

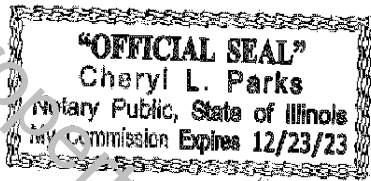
My Commission Expires: _____

UNOFFICIAL COPY

STATE OF ILLINOIS)
)
 COUNTY OF COOK) SS

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that Faruk Daudbasic, a Senior Vice President of **First Eagle Bank**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such officer appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said bank.

Given under my hand and notarial seal as of this 27th day of October, 2022.



Cheryl L. Parks
 Notary Public

My Commission Expires: December 23 2023

Property of Cook County Clerk's Office

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EXHIBIT A

Legal Description of the Premises

PINS: 17-17-106-023-0000, 17-17-106-024-0000, 17-17-106-025-0000

ADDRESSES: 1532 – 36 and 1538 W. Adams Street, Chicago, IL 60607

PARCEL 1:

LOT 20 IN WALKER AND LAFLIN'S SUBDIVISION OF BLOCK 8 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 19, 21 AND THE WEST 3 FEET OF LOT 22 IN WALKER AND LAFLIN'S SUBDIVISION OF BLOCK 8 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.