

UNOFFICIAL COPY

Doc#. 2303045177 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/30/2023 11:38 AM Pg: 1 of 4

RECORDATION REQUESTED BY:

Lakeside Bank
UIC/Near West
1055 W Roosevelt
Chicago, IL 60608

WHEN RECORDED MAIL TO:

Lakeside Bank
UIC/Near West
1055 W Roosevelt
Chicago, IL 60608

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

Lady McGuire
Lakeside Bank
1055 W Roosevelt
Chicago, IL 60608

MODIFICATION OF MORTGAGE



#####074003152022########

THIS MODIFICATION OF MORTGAGE dated March 15, 2022, is made and executed between L & G INVESTMENT, LLC, an Illinois limited liability company, whose address is 419 Sheridan Road, Glencoe, IL 60022 (referred to below as "Grantor") and Lakeside Bank, whose address is 1055 W Roosevelt, Chicago, IL 60608 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated December 14, 2016 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded at the Cook County Recorder of Deeds on December 22, 2016 as Document Number 1635755132.

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

LOT 9 IN CHAPMAN SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

The Real Property or its address is commonly known as 717 E. 154th Street, South Holland, IL 60473. The Real Property tax identification number is 29-15-210-011-0000.

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

Delete and restate Note definition as follows: **Note.** The word "Note" means the Promissory Note dated December 14, 2016, in the original principal amount of \$705,600.00 from Borrower to Lender, together

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

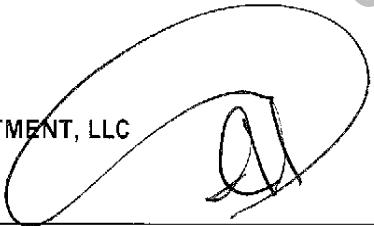
with all renewals, extensions, modifications, refinancings, consolidations, and substitutions thereof.
NOTICE: Under no circumstances shall the interest rate on this Mortgage be more than the maximum rate allowed by applicable law. All other terms and conditions shall remain in full force and effect.

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 MARCH 15, 2022.

GRANTOR:

L & G INVESTMENT, LLC



By: _____

Cesar Lanuza , Sole Member/Manager of L & G INVESTMENT, LLC

LENDER:

LAKESIDE BANK

X _____

Authorized Signer



UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 23 day of May, 2022 before me, the undersigned Notary Public, personally appeared **Cesar A. Lanuza Teran, Sole Member/Manager of L & G Investment, 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 1001 Green Bay Rd. Winnetka, IL

Notary Public in and for the State of Illinois

My commission expires 3-30-24



Cook County Clerk's Office

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

LENDER ACKNOWLEDGMENT

STATE OF IL)
) SS
 COUNTY OF Cook)

On this 8 day of June, 2022 before me, the undersigned Notary Public, personally appeared Justin Newhuis and known to me to be the Senior V.P., authorized agent for **Lakeside Bank** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Lakeside Bank**, duly authorized by **Lakeside 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 **Lakeside Bank**.

By John J. Jasinski Residing at Berwyn, IL

Notary Public in and for the State of IL

My commission expires _____



Property of Cook County Clerk's Office