

# UNOFFICIAL COPY

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Karen A. Yarbrough  
Cook County Clerk  
Date: 02/06/2023 02:28 PM Pg: 1 of 4

**WHEN RECORDED MAIL TO:**

Wintrust Financial Center  
Middle Market Loan Servicing  
9801 W Higgins Rd 4th Floor  
Rosemont, IL 60018

FOR RECORDER'S USE ONLY

**This Modification of Mortgage prepared by:**

Middle Market Loan Servicing  
Wintrust Financial Corp.  
9700 W. Higgins Rd. - 9th Floor  
Rosemont, IL 60018

## MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated January 20, 2023, is made and executed between 2035-39 W. Wabansia LLC, an Illinois limited liability company (referred to below as "Grantor") and Northbrook Bank & Trust Company, N.A., whose address is 1100 Waukegan Road, Northbrook, IL 60062 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated June 15, 2016 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded on July 06, 2016 as Document No. 1618849114 and an Assignment of Rents dated June 15, 2016 and recorded on July 06, 2016 as Document No. 1618849115.

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

LOT 11, 12, 13, 14, 15, 16, 17, 18, AND 41 IN MATHER AND TAFT'S ADDITION TO CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 2025-2043 West Wabansia, Chicago, IL 60647. The Real Property tax identification number is 14-31-332-019, 14-31-332-020, 14-31-332-021, 14-31-332-022, & 14-31-332-023.

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

This Modification reflects that the definition of "Note" is hereby amended to read as follows: that certain promissory note dated June 15, 2016 in the principal amount of \$1,000,000.00 from Borrower to Lender together will all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement, as amended from time to time, and that certain promissory note dated January 10, 2017 in the principal amount of \$733,590.00 from 1052 Fulton LLC to Lender together will all renewals of, extensions of, modifications of, refinancings of, consolidations of, and

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## MODIFICATION OF MORTGAGE (Continued)

substitutions for the promissory note or agreement, as amended from time to time.

**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 JANUARY 20, 2023.**

**GRANTOR:**

**2035-39 W. WABANSIA LLC**

By: Morlen Sinoway  
Morlen Sinoway, Manager of 2035-39 W. Wabansia LLC

**LENDER:**

**NORTHBROOK BANK & TRUST COMPANY, N.A.**

X [Signature]  
Authorized Signer

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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## MODIFICATION OF MORTGAGE (Continued)

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF IL )

COUNTY OF Cook ) SS

On this 24<sup>th</sup> day of Jun 2023 before me, the undersigned Notary Public, personally appeared **Morlen Sinoway, Manager of 2035-39 W. Wabansia 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 245 Whitelegan

Notary Public in and for the State of IL

My commission expires 10/23/2025



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## MODIFICATION OF MORTGAGE (Continued)

### LENDER ACKNOWLEDGMENT

STATE OF IL )

COUNTY OF Cook ) SS )

On this 24th day of July, 2023 before me, the undersigned Notary Public, personally appeared Christina Calandra and known to me to be the SVI, authorized agent for Northbrook Bank & Trust Company, N.A. that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of Northbrook Bank & Trust Company, N.A., duly authorized by Northbrook Bank & Trust Company, N.A. 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 Northbrook Bank & Trust Company, N.A..

By [Signature] Residing at 45 Waukegan

Notary Public in and for the State of IL

My commission expires 10/23/2025



Cook County Clerk's Office