

# UNOFFICIAL COPY

Doc#: 2308733256 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 03/28/2023 01:08 PM Pg: 1 of 4

**RECORDATION REQUESTED BY:**  
**FIRST NATIONS BANK**  
**7757 W. DEVON AVENUE**  
**CHICAGO, IL 60631-1509**

**WHEN RECORDED MAIL TO:**  
**FIRST NATIONS BANK**  
**7757 W. DEVON AVENUE**  
**CHICAGO, IL 60631-1509**

**SEND TAX NOTICES TO:**  
**FIRST NATIONS BANK**  
**7757 W. DEVON AVENUE**  
**CHICAGO, IL 60631-1509**

**FOR RECORDER'S USE ONLY**

**This Modification of Mortgage prepared by:**  
**BL 4097370-6142**  
**FIRST NATIONS BANK**  
**7757 W. DEVON AVENUE**  
**CHICAGO, IL 60631-1509**

## **MODIFICATION OF MORTGAGE**

**THIS MODIFICATION OF MORTGAGE** dated March 28, 2023, is made and executed between 7401 S. 78TH (BRIDGEVIEW) LLC, whose address is 5000 S CENTRAL AVENUE, CHICAGO, IL 60638 (referred to below as "Grantor") and FIRST NATIONS BANK, whose address is 7757 W. DEVON AVENUE, CHICAGO, IL 60631-1509 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated March 28, 2018 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

**RECORDED IN COOK COUNTY ON APRIL 11, 2018 USING RECORDING NUMBERS 1810106082 AND 1810106083.**

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

THAT PART OF THE EAST HALF OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS, INCLUDED WITHIN A TRACT OF LAND BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH 2081.22 FEET OF SAID EAST HALF OF THE NORTHWEST 1/4 OF SECTION 25, WITH THE WEST LINE OF THE RIGHT OF WAY OF THE BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD COMPANY (CHICAGO AND CALUMET TERMINAL RAILWAY COMPANY), AS SAID WEST RIGHT OF WAY LINE WAS DEFINED IN CASE 81202-"C" IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS AND RUNNING THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 110.73 FEET; THENCE NORTHWESTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 46.07 FEET TO A POINT 5.71 FEET, MEASURED PERPENDICULARLY, WEST FROM SAID WEST RIGHT OF WAY LINE; THENCE NORTHWESTWARDLY ALONG A CURVED LINE BEING THE ARC OF A CIRCLE CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 238.79 FEET, A DISTANCE OF 136.96 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1801.22 FEET OF SAID EAST HALF OF THE NORTHWEST 1/4 OF SECTION 25 WHICH IS 59.78 FEET WEST OF SAID WEST RIGHT OF WAY LINE; THENCE WEST ALONG THE SOUTH LINE OF THE 1801.22 FEET AFORESAID, A DISTANCE OF 1198.49 FEET TO ITS INTERSECTION WITH THE EAST LINE OF THE WEST 33.00 FEET OF THE EAST

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HALF OF THE NORTHWEST 1/4 OF SECTION 25; THENCE SOUTH ALONG THE EAST LINE OF THE WEST 33.00 FEET AFORESAID, A DISTANCE OF 280.00 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF THE NORTH 2081.22 FEET AFORESAID AND THENCE EAST ALONG SAID SOUTH LINE OF THE NORTH 2081.22 FEET, A DISTANCE OF 1258.24 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY ILLINOIS.

The Real Property or its address is commonly known as 7401 S. 78TH (BRIDGEVIEW) LLC, BRIDGEVIEW, IL 60455. The Real Property tax identification number is 18-25-105-016-0000.

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

**EXTENDING THE MATURITY DATE ONE YEAR TO MARCH 28, 2024 AND ADDED AN INTEREST RATE FLOOR OF 5.50%. ALL OTHER TERMS AND CONDITIONS REMAIN THE SAME.**

**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 endorser 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 28, 2023.**

**GRANTOR:**

7401 S. 78TH (BRIDGEVIEW) LLC

By: 

CARL IVANELI III, Manager of 7401 S. 78TH (BRIDGEVIEW)  
LLC

**LENDER:**

**FIRST NATIONS BANK**

X 

Authorized Signer

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**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**STATE OF Illinois

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COUNTY OF Cook

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On this 28 day of March, 2013 before me, the undersigned Notary Public, personally appeared **CARL IVANELLI III**, Manager of **7401 S. 78TH (BRIDGEVIEW) 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 NilesNotary Public in and for the State of IllinoisMy commission expires Feb. 17, 2015

Cook County Clerk's Office

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**LENDER ACKNOWLEDGMENT**STATE OF Illinois

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COUNTY OF Cook

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On this 28 day of March, 2023 before me, the undersigned Notary Public, personally appeared Sal Hains and known to me to be the A.V.P., authorized agent for **FIRST NATIONS BANK** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **FIRST NATIONS BANK**, duly authorized by **FIRST NATIONS 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 **FIRST NATIONS BANK**.

By Bridget M. LeenResiding at NilesNotary Public in and for the State of IllinoisMy commission expires Feb. 17, 2025