

UNOFFICIAL COPY

RECORDATION REQUESTED BY:
GREENSTATE CREDIT UNION
1111 W 22nd Street, Suite
800
Oak Brook, IL 60523-1936

Doc#: 2310325084 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/13/2023 01:50 PM Pg: 1 of 3

WHEN RECORDED MAIL TO:
GREENSTATE CREDIT UNION
1111 W 22nd Street, Suite
800
Oak Brook, IL 60523-1936

SEND TAX NOTICES TO:
GREENSTATE CREDIT UNION
2355 Landon Rd
PO Box 800
North Liberty, IA 52317

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:
Diana Palicka, CMA
GREENSTATE CREDIT UNION
2355 Landon Rd
North Liberty, IA 52317

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated May 1, 2022, is made and executed between Kasper Development LLC 4165, whose address is 445 W 41st Street, Chicago, IL 60609 (referred to below as "Grantor") and GREENSTATE CREDIT UNION, whose address is 2355 Landon Rd, PO Box 800, North Liberty, IA 52317 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated October 12, 2018 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded on October 26, 2018 in the Cook County Recorder of Deeds Office, State of Illinois as document #1829945073.

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

PARCEL 1:

LOTS 19 AND 20 IN BLOCK 13 IN A SUBDIVISION OF BLOCKS 5 AND 13 IN SUPERIOR COURT PARTITION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 21, 22 AND 23 IN BLOCK 13 IN A SUBDIVISION OF BLOCKS 5 AND 13 IN SUPERIOR COURT PARTITION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 3:

LOTS 24, 25, 26 AND 27 IN BLOCK 13 IN SUBDIVISION OF BLOCKS 5 AND 13 IN SUPERIOR COURT PARTITION OF THE WEST 1/2 OF THE NORTH 1/4 OF SECTION 04, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOTS 28, 29, 30, 31, 32, 33 AND 34 (EXCEPT THAT PART LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE SOUTHWEST CORNER OF LOT 33; THENCE NORTHEASTERLY IN A STRAIGHT LINE TO A POINT IN LOT 33, SAID POINT BEING 19 FEET NORTH OF THE SOUTH LINE OF SAID LOT 33, AS MEASURED AT RIGHT ANGLES THERETO AND 81 FEET EAST OF THE WEST LINE OF SAID LOT 33, (AS MEASURED AT RIGHT ANGLES THERETO, THENCE CONTINUING NORTHEASTERLY IN A STRAIGHT LINE TO A POINT ON THE EAST LINE OF LOT 34, 15 FEET NORTH OF THE SOUTHEAST CORNER THEREOF AS MEASURED ALONG SAID EAST LINE), IN BLOCK 13 IN SUBDIVISION OF BLOCKS 5 AND 13 IN SUPERIOR COURT PARTITION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 4165-4259 S. Halsted Street, Chicago, IL 60609. The Real Property tax identification number is 20-04-117-012, 013, 014, 028, 029 & 048-0000.

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

At this time, GreenState Credit Union f/k/a Oxford Bank & Trust will be extending the Maturity date of the Promissory Note from May 01, 2022 to May 01, 2023. Also the interest rate will be modified from OBT

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

Base Rate, floating to WSJ Prime + 1/2%, floating. 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 MAY 1, 2022.

GRANTOR ACKNOWLEDGES RECEIPT OF A COMPLETED COPY OF THIS MODIFICATION OF MORTGAGE AND ALL OTHER DOCUMENTS RELATING TO THIS DEBT.

GRANTOR:

KASPER DEVELOPMENT LLC 4165

By:

Joseph Skiba, Member/Manager of Kasper Development LLC
4165

LENDER:

GREENSTATE CREDIT UNION

X

Authorized Signer

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF

Illinois

)

COUNTY OF

Madison

) SS

)

On this 1st day of May, 2022 before me, the undersigned Notary Public, personally appeared **Joseph Skiba, Member/Manager of Kasper Development LLC 4165**, 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

Diana Palicka

Residing at _____

Notary Public in and for the State of Illinois

My commission expires

1-21-23



UNOFFICIAL COPY

MODIFICATION OF MORTGAGE
(Continued)

LENDER ACKNOWLEDGMENT

STATE OF Illinois

)

COUNTY OF McHenry

) SS

)

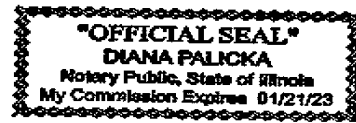
On this 1st day of May 2022 before me, the undersigned Notary Public, personally appeared STEVE FRANK and known to me to be the 1st V.P. authorized agent for **GREENSTATE CREDIT UNION** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **GREENSTATE CREDIT UNION**, duly authorized by **GREENSTATE CREDIT UNION** 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 **GREENSTATE CREDIT UNION**.

By Diana Palicka

Residing at _____

Notary Public in and for the State of _____

My commission expires 1-21-23



Property of Cook County Clerk's Office