

# UNOFFICIAL COPY



\*2313616005\*

Doc# 2313616005 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/16/2023 09:22 AM PG: 1 OF 4

**WHEN RECORDED MAIL TO:**

LAKESIDE BANK  
Oak Brook Operations Center  
2001 York Road Ste 150  
Oak Brook, IL 60523

**SEND TAX NOTICES TO:**

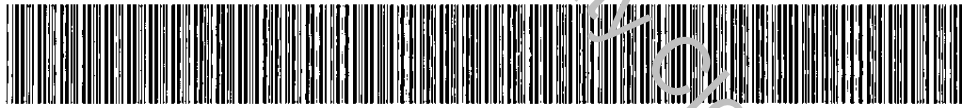
LAKESIDE BANK  
Oak Brook Operations Center  
2001 York Road  
Oak Brook, IL 60523

**FOR RECORDER'S USE ONLY**

**This Modification of Mortgage prepared by:**

Nancy M. Forchione  
Lakeside Bank  
2001 York Road Ste 150  
Oak Brook, IL 60523

## MODIFICATION OF MORTGAGE



\*\*\*\*\*074003222023\*\*\*\*\*

S ~~N~~  
P 4  
S Y-2  
SC  
INT JP

**THIS MODIFICATION OF MORTGAGE** dated March 22, 2023, is made and executed between CANALPORT, LLC, whose address is 1882 South Normal Avenue, Chicago, IL 60616 (referred to below as "Grantor") and Lakeside Bank, whose address is 2001 York Road Ste 150, Oak Brook, IL 60523 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated March 22, 2018 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded at the Cook County Recorder on March 27, 2018 as Document Number 1808649024.

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

**PARCEL 1:** LOTS 14 TO 17, BOTH INCLUSIVE; LOTS 32 TO 41, BOTH INCLUSIVE, IN O.M. DORMAN'S SUBDIVISION OF THAT PART SOUTH OF THE NORTH 3 ACRES OF LOT 2 IN BLOCK 37 IN THE CANAL TRUSTEES' SUBDIVISION OF THE WEST HALF AND SO MUCH OF THE SOUTHEAST QUARTER, AS LIES WEST OF SOUTH BRANCH OF THE CHICAGO RIVER, OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:** LOTS 87 TO 96, BOTH INCLUSIVE, (EXCEPT THOSE PARTS OF SAID LOTS 95 AND 96 CONDEMNED OR TAKEN FOR STREET PURPOSES) IN JAMES H. REES' SUBDIVISION OF LOT 1 IN

**UNOFFICIAL COPY****MODIFICATION OF MORTGAGE  
(Continued)**

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**OUTLOT OR BLOCK 37 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST HALF AND SO MUCH OF THE SOUTHEAST QUARTER, AS LIES WEST OF SOUTH BRANCH OF THE CHICAGO RIVER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

The Real Property or its address is commonly known as 1882 South Normal Avenue, Chicago, IL 60616. The Real Property tax identification number is 17-21-325-015-0000, 17-21-325-016-0000, 17-21-325-017-0000, 17-21-325-018-0000, 17-21-325-019-0000, 17-21-325-022-0000, 17-21-325-026-0000 and 17-21-325-055-0000.

**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 March 22, 2013, in the original principal amount of \$1,707,500.00 from Borrower to Lender, together 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 of the loan documents 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 22, 2023.**

**GRANTOR:**

CANALPORT, LLC

By: 

Hong Zhang Ng, Sole Managing Member of CANALPORT, LLC

**LENDER:**

LAKESIDE BANK

X: 

Authorized Signer

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## MODIFICATION OF MORTGAGE (Continued)

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

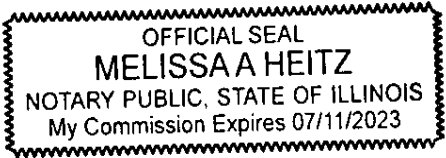
STATE OF Illinois )  
 ) SS  
 COUNTY OF COOK )

On this 27<sup>th</sup> day of April, 2023 before me, the undersigned Notary Public, personally appeared **Hong Zhang Ng, Sole Managing Member of CANALPORT, 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 Lakeside Bank

Notary Public in and for the State of Illinois

My commission expires 7/11/23



COOK County Clerk's Office

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## MODIFICATION OF MORTGAGE (Continued)

### LENDER ACKNOWLEDGMENT

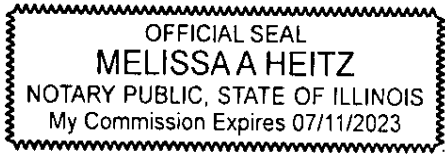
STATE OF Illinois )  
 ) SS  
 COUNTY OF COOK )

On this 27<sup>th</sup> day of April, 2023 before me, the undersigned Notary Public, personally appeared CHRIS MANLEY and known to me to be the VP Commercial Lending, 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 [Signature] Residing at Lakeside Bank

Notary Public in and for the State of Illinois

My commission expires 7/11/23



Cook County Clerk's Office