

UNOFFICIAL COPY

RECORDATION REQUESTED BY:

Forest Park National Bank &
Trust Co
Madison Street
7348 West Madison Street
Forest Park, IL 60130

Doc#. 2313733506 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/17/2023 04:18 PM Pg: 1 of 5

WHEN RECORDED MAIL TO:

Forest Park National Bank &
Trust Co
Madison Street
7348 West Madison Street
Forest Park, IL 60130

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

Diana Palicka
Forest Park National Bank & Trust Co
7348 West Madison Street
Forest Park, IL 60130

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated May 12, 2023, is made and executed between Ambrosino Management, Inc. (referred to below as "Grantor") and Forest Park National Bank & Trust Co, whose address is 7348 West Madison Street, Forest Park, IL 60130 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated February 6, 2018 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded with the Cook County Recorder of Deeds, State of Illinois on March 2, 2018 as Document Number(s) 1806146113 and 1806146114, respectively, as modified, renewed, modified, restated or replaced from time to time.

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

PARCEL 1:

THAT PART OF LOTS 1 AND 2, THE SOUTH 20 FEET OF THE EAST 27.50 FEET AND THE NORTH 30 FEET OF THE EAST 15 FEET OF LOT 15, AND THE EAST 15 FEET OF LOT 16, ALL TAKEN TOGETHER AS A TRACT, IN BLOCK 4 IN LATHROP'S RESUBDIVISION OF PART OF LATHROP AND SEAVERN'S ADDITION TO RIVER FOREST, BEING A SUBDIVISION OF ALL THAT PART LYING EAST OF PARK AVENUE WITH THE EAST 3/5 OF BLOCK 15 IN SAID LATHROP AND SEAVERN'S ADDITION IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE A HORIZONTAL PLANE OF +61.20 FEET (CHICAGO CITY DATUM) AND BEING BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID TRACT, 56.07 FEET, AS MEASURED ALONG SAID NORTH LINE, WEST OF THE NORTHEAST CORNER OF SAID TRACT; THE NORTH LINE OF SAID TRACT HAVING AN ASSUMED BEARING OF SOUTH 89 DEGREES 48 MINUTES 28 SECONDS WEST FOR THIS LEGAL DESCRIPTION; THENCE SOUTH 00 DEGREES 05 MINUTES 45 SECONDS WEST, A DISTANCE OF 41.99 FEET; THENCE SOUTH 89 DEGREES

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54 MINUTES 15 SECONDS WEST, A DISTANCE OF 26.64 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 40 SECONDS WEST, A DISTANCE OF 0.29 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 15 SECONDS WEST, A DISTANCE OF 133.94 FEET TO THE WEST LINE OF SAID TRACT; THENCE NORTH 00 DEGREES 00 MINUTES 15 SECONDS WEST ALONG THE WESTERLY LINE OF SAID TRACT, A DISTANCE OF 41.75 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE NORTH 89 DEGREES 48 MINUTES 28 SECONDS EAST ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 160.52 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE HEREINAFTER DESCRIBED TRACT OF LAND LYING ABOVE A HORIZONTAL PLANE OF +41.00 FEET (CHICAGO CITY DATUM), LYING BELOW A HORIZONTAL PLANE OF +48.40 FEET (CHICAGO CITY DATUM) AND BEING BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 80.30 FEET WEST AND 6.21 FEET SOUTH OF THE NORTHEAST CORNER OF SAID TRACT, AS MEASURED ALONG THE NORTH LINE OF SAID TRACT AND ALONG A LINE AT RIGHT ANGLES THERETO; THE NORTH LINE OF SAID TRACT HAVING AN ASSUMED BEARING OF SOUTH 89 DEGREES 48 MINUTES 28 SECONDS WEST FOR THIS LEGAL DESCRIPTION; THENCE SOUTH 00 DEGREES 11 MINUTES 40 SECONDS WEST, A DISTANCE OF 22.39 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 17 SECONDS WEST, A DISTANCE OF 3.33 FEET; THENCE SOUTH 00 DEGREES 25 MINUTES 05 SECONDS WEST, A DISTANCE OF 28.22 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 49 SECONDS WEST, A DISTANCE OF 50.21 FEET; THENCE NORTH 00 DEGREES 32 MINUTES 43 SECONDS EAST, A DISTANCE OF 16.00 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 15 SECONDS WEST, A DISTANCE OF 81.43 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 07 SECONDS WEST, A DISTANCE OF 36.77 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 53 SECONDS EAST, A DISTANCE OF 1.35 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 07 SECONDS WEST, A DISTANCE OF 2.78 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 37 SECONDS EAST, A DISTANCE OF 16.33 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 55 SECONDS EAST, A DISTANCE OF 1.22 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 05 SECONDS EAST, A DISTANCE OF 1.65 FEET; THENCE SOUTH 42 DEGREES 35 MINUTES 01 SECONDS EAST, A DISTANCE OF 5.35 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 18 SECONDS EAST, A DISTANCE OF 4.72 FEET; THENCE NORTH 42 DEGREES 19 MINUTES 37 SECONDS EAST, A DISTANCE OF 5.07 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 15 SECONDS EAST, A DISTANCE 1.55 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 45 SECONDS EAST, A DISTANCE OF 1.42 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 37 SECONDS EAST, A DISTANCE OF 39.68 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 45 SECONDS WEST, A DISTANCE OF 1.29 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 15 SECONDS EAST, A DISTANCE OF 1.61 FEET; THENCE SOUTH 42 DEGREES 32 MINUTES 24 SECONDS EAST, A DISTANCE OF 4.75 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 37 SECONDS EAST, A DISTANCE OF 4.37 FEET; THENCE NORTH 42 DEGREES 40 MINUTES 50 SECONDS EAST, A DISTANCE OF 5.00 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 36 SECONDS EAST, A DISTANCE 1.51 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 24 SECONDS WEST, A DISTANCE OF 1.12 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 37 SECONDS EAST, A DISTANCE OF 37.72 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 24 SECONDS EAST, A DISTANCE OF 1.59 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 36 SECONDS EAST, A DISTANCE OF 2.55 FEET; THENCE SOUTH 43 DEGREES 14 MINUTES 37 SECONDS EAST, A DISTANCE OF 4.69 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 36 SECONDS EAST, A DISTANCE OF 5.29 FEET TO THE POINT OF BEGINNING, AND THE AFOREMENTIONED TRACT OF LAND BEING DESCRIBED AS LOTS 1, 2 AND 3, THE EAST 27.50 FEET OF LOT 14, THE SOUTH 20 FEET OF THE EAST 27.50 FEET AND THE NORTH 30 FEET OF THE EAST 15 FEET OF LOT 15, AND THE EAST 15 FEET OF LOT 16, ALL TAKEN TOGETHER AS A TRACT, IN BLOCK 4 IN LATHROP'S RESUBDIVISION OF PART OF LATHROP AND SEAVERN'S ADDITION TO RIVER FOREST, BEING A SUBDIVISION OF ALL THAT PART LYING EAST OF PARK AVENUE WITH THE EAST 3/5 OF BLOCK 15 IN SAID LATHROP AND SEAVERN'S ADDITION IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

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NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCELS 1 AND 2 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY THE DECLARATION OF RECIPROCAL AND OPERATING EASEMENTS AND OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE 7751-7773 WEST LAKE STREET BUILDING, RIVER FOREST, ILLINOIS RECORDED AS DOCUMENT NUMBER 0806515070.

The Real Property or its address is commonly known as 7759-71 Lake Street, River Forest, IL 60305. The Real Property tax identification number is 15-12-115-025-0000; 15-12-115-027-0000.

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

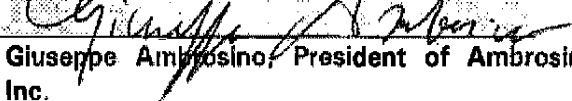
Effective the date of this modification, the loan is being modified to extend a new 5/5 ARM Loan; 10 year term with a 300 month amortization.

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 MAY 12, 2023.

GRANTOR:

AMBROSINO MANAGEMENT, INC

By: 
Giuseppe Ambrosino, President of Ambrosino Management,
Inc.

LENDER:

FOREST PARK NATIONAL BANK & TRUST CO

x 
Authorized Signer

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MODIFICATION OF MORTGAGE (Continued)

CORPORATE ACKNOWLEDGMENT

STATE OF Illinois)

) SS

COUNTY OF Cook)

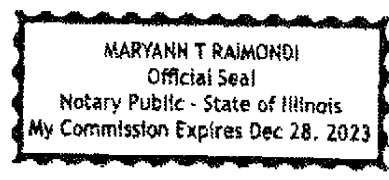
On this 12th day of May, 2023 before me, the undersigned Notary Public, personally appeared **Giuseppe Ambrosino, President of Ambrosino Management, Inc.**, and known to me to be an authorized agent of the corporation that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, 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 corporation.

By Maryann J. Raimondi

Residing at 1378 W. Madison, Forest Park, IL

Notary Public in and for the State of Illinois

My commission expires 12-28-2023



Cook County Clerk's Office

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MODIFICATION OF MORTGAGE

(Continued)

LENDER ACKNOWLEDGMENT

STATE OF ILLINOIS)

) SS

COUNTY OF COOK)

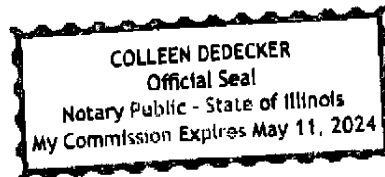
On this 12th day of MAY, 2023 before me, the undersigned Notary Public, personally appeared MARYANN RAIMONDI and known to me to be the SENIOR VICE PRES., authorized agent for **Forest Park National Bank & Trust Co** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Forest Park National Bank & Trust Co**, duly authorized by **Forest Park National Bank & Trust Co** 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 **Forest Park National Bank & Trust Co**

By [Signature]

Residing at 7348 W. MADISON, FOREST PARK, IL

Notary Public in and for the State of ILLINOIS

My commission expires 5-11-24



Notary Public of Cook County Clerk's Office