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Doc#: 2314210045 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/22/2023 11:45 AM Pg: 1 of 4

WHEN RECORDED MAIL TO:
AMALGAMATED BANK OF
CHICAGO
30 N. LASALLE STREET
CHICAGO, IL 60602

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:
DARTONYA JACKSON
AMALGAMATED BANK OF CHICAGO
30 N. LASALLE STREET
CHICAGO, IL 60602

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated February 10, 2023, is made and executed between 3316 S MORGAN LLC (referred to below as "Grantor") and AMALGAMATED BANK OF CHICAGO, whose address is 30 N. LASALLE STREET, CHICAGO, IL 60602 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated February 10, 2023 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

Document #2132004056 recorded on November 16, 2021 and Assignment of Rents dated November 9, 2021 as document #2132004057 recorded on November 16, 2021.

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

LOT 9 AND NORTH 22 1/2 FEET OF LOT 10 IN HARLAND AND OTHERS ADDITION TO CHICAGO IN ASSESSOR'S DIVISION OF NORTHWEST 1/4 AND WEST 1/2 OF NORTHEAST 1/4 OF SECTION 32, 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 3316-18 S. MORGAN STREET, CHICAGO, IL 60608. The Real Property tax identification number is 17-32-217-168-0000 and 17-32-217-169-0000.

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

INCREASED MORTGAGE LOAN AMOUNT FROM \$850,000.00 to \$967,500.00.

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

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(Continued)**

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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 FEBRUARY 10, 2023.

GRANTOR:

3316 S MORGAN LLC

SHAPE VENTURES LLC, Manager/Member of 3316 S MORGAN LLC

By: 

PETROS D. KYVELOU, Manager/Member of SHAPE VENTURES
LLC

By: 

SHANE C. KOST, Manager/Member of SHAPE VENTURES LLC

LENDER:

AMALGAMATED BANK OF CHICAGO

x 

Authorized Signer

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MODIFICATION OF MORTGAGE (Continued)

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

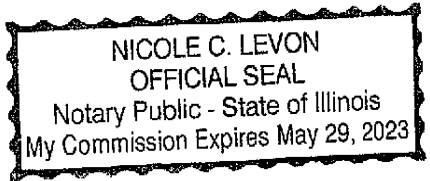
STATE OF ILLINOIS)
)
) SS
 COUNTY OF COOK)

On this 10 day of FEBRUARY, 2023 before me, the undersigned Notary Public, personally appeared **PETROS D. KYVELOS, Manager/Member of SHAPE VENTURES LLC, Manager/Member of 3316 S MORGAN LLC and SHANE C. KOST, Manager/Member of SHAPE VENTURES LLC, Manager/Member of 3316 S MORGAN LLC**, and known to me to be members or designated agents 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 they are authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

By Nicole C. Levon Residing at _____

Notary Public in and for the State of Illinois

My commission expires 5-29-23



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MODIFICATION OF MORTGAGE (Continued)

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LENDER ACKNOWLEDGMENT

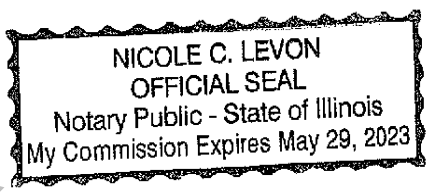
STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

On this 10 day of FEBRUARY, 2023 before me, the undersigned Notary Public, personally appeared WILLIAM KERTZ and known to me to be the EVP FCOO, authorized agent for **AMALGAMATED BANK OF CHICAGO** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **AMALGAMATED BANK OF CHICAGO**, duly authorized by **AMALGAMATED BANK OF CHICAGO** 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 **AMALGAMATED BANK OF CHICAGO**.

By Nicole C. Levon Residing at _____

Notary Public in and for the State of Illinois

My commission expires 5-29-23



County Clerk's Office