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Doc# 2314408034 Fee \$63.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/24/2023 12:31 PM PG: 1 OF 7

**WHEN RECORDED MAIL TO:**

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

**SEND TAX NOTICES TO:**

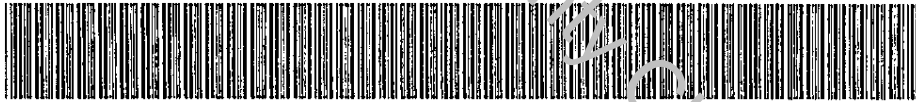
LAKESIDE BANK  
Oak Brook Operations Center  
2001 York Road  
Oak Brook, IL 60523

**FOR RECORDER'S USE ONLY**

This Modification of Mortgage prepared by:

Amanda Neuman  
LAKESIDE BANK  
2001 York Road  
Oak Brook, IL 60523

## MODIFICATION OF MORTGAGE



\*\*\*\*\*074002142023\*\*\*\*\*

**THIS MODIFICATION OF MORTGAGE** dated February 14, 2023, is made and executed between Flux Properties, LLC, an Illinois limited liability company, whose address is 19 N. Sangamon Street, Chicago, IL 60607 (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 December 14, 2012 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded at the Cook County Recorder of Deeds on January 29, 2013 as Document Number 1302904036.

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

See the exhibit or other description document which is attached to this Modification and made a part of this Modification as if fully set forth herein.

The Real Property or its address is commonly known as 19 North Sangamon Street, Chicago, IL 60607. The Real Property tax identification number is 17-08-448-008-0000, 17-08-448-009-1007, 17-08-448-009-1008, 17-08-448-009-1009, 17-08-448-009-1010, 17-08-448-009-1011.

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

S N  
P 7  
S Y-1  
SC      
INT Rd

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## MODIFICATION OF MORTGAGE (Continued)

Delete and restate Note definition as follows: **Note.** The word "Note" means the Promissory Note dated December 14, 2012, in the original principal amount of \$1,750,000.00 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 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 FEBRUARY 14, 2023.**

**GRANTOR:**

**FLUX PROPERTIES, LLC**

By: 

Kristine R. Ross, Manager of Flux Properties, LLC

**LENDER:**

**LAKESIDE BANK**

X 

Authorized Signer

Deputy Cook County Clerk's Office

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## MODIFICATION OF MORTGAGE (Continued)

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF IL )  
 ) SS  
 COUNTY OF COOK )

On this 15<sup>th</sup> day of March, 2023 before me, the undersigned Notary Public, personally appeared **Kristine R. Ross, Manager of Flux Properties, 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 Chelsea Heins Residing at 1048 Lake St. Oak Park, IL 60301

Notary Public in and for the State of IL

My commission expires 05/17/2025



Cook County Clerk's Office

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## MODIFICATION OF MORTGAGE (Continued)

### LENDER ACKNOWLEDGMENT

STATE OF Illinois )  
 ) SS  
 COUNTY OF Cook )

On this 7<sup>th</sup> day of MARCH, 2023 before me, the undersigned Notary Public, personally appeared Jonathan Demas and known to me to be the Assistant Vice President, 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 Maxine Lau Maxine Lau Residing at 141 W. JACKSON BLDG. STE. 130A  
CHICAGO IL 60604

Notary Public in and for the State of Illinois

My commission expires October 31, 2026



Clerk's Office

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FR6887739 Legal description:

Parcel 1:

Units P-8, P-9, P-10, P-11 and P-12 in the Hale Garage Condominium Condominium as delineated on a survey of the following described real estate:

that part of Lots 13 (except the North 31 feet thereof), 14, 15 and 16, in S. F. Gale's Subdivision of Block 52 of Carpenter's addition to Chicago, taken as a tract lying below an elevation of 22.68 feet, City of Chicago Datum, bounded by the interior face of the walls of a two story brick and concrete building and described as follows: commencing at the Northwest Corner of said tract, thence South, along the West line of said tract, being the East Line of North Sangamon street, 1.80 feet; thence Easterly, along a line forming an angle of 90 degrees, 06 minutes, 51 seconds to the left with the last described line, 1.15 feet to the point of beginning; thence continuing Easterly, along the last described line, 23.45 feet; thence Southerly perpendicular to the last described line, 0.42 feet; thence Easterly perpendicular to the last described line, 1.30 feet; thence Northerly perpendicular to the last described line, 0.42 feet; thence Easterly perpendicular to the last described line, 23.15 feet; thence Southerly perpendicular to the last described line, 0.42 feet; thence Easterly perpendicular to the last described line, 1.30 feet; thence Northerly perpendicular to the last described line, 0.42 feet; thence Easterly perpendicular to the last described line, 15.07 feet; thence Southerly perpendicular to the last described line, 0.42 feet; thence Easterly perpendicular to the last described line, 1.30 feet; thence Northerly perpendicular to the last described line, 0.42 feet; thence Easterly perpendicular to the last described line, 23.13 feet; thence Southerly perpendicular to the last described line, 0.42 feet; thence Easterly perpendicular to the last described line, 1.30 feet; thence Northerly perpendicular to the last described line, 0.42 feet; thence Easterly perpendicular to the last described line, 1.30 feet; thence Southerly perpendicular to the last described line, 0.42 feet; thence Easterly perpendicular to the last described line, 23.37 feet; thence Southerly perpendicular to the last described line, 0.44 feet; thence Easterly perpendicular to the last described line, 0.40 feet; thence Southerly, along a line forming an angle of 90 degrees, 03 minutes, 13 seconds to the left with the last described line, 15.04 feet; thence Westerly perpendicular to the last described line, 0.40 feet; thence Southerly perpendicular to the last described line, 1.05 feet thence Easterly perpendicular to the last described line, 0.40 feet; thence Southerly perpendicular to the last described line, 24.89 feet; thence Westerly, perpendicular to the last described line, 4.52 feet; thence Southerly, perpendicular to the last described line, 0.83 feet; thence Easterly perpendicular to the last described line, 5.43 feet to the East line of the aforesaid tract; thence Southerly along said Easterly line, being a line forming an angle of 89 degrees, 51 minutes, 52 seconds to the left with the last described line, 4.27 feet; thence Westerly along a line forming an angle of 90 degrees, 08 minutes, 08 seconds to the left with the last described line, 9.64 feet; thence Southerly, perpendicular to the last described line, 16.50 feet; thence Westerly, along a line forming an angle of 89 degrees, 58 minutes, 52 seconds to the left with the last described line, 1.40 feet; thence Southerly along a line forming an angle of 90 degrees, 07 minutes, 20 seconds to the right with the last described line, 18.78 feet to the South line of the aforesaid tract; thence Westerly along said South line, being a line forming an angle of 90 degrees, 10 minutes, 00 seconds to the left with the last described line, 10.00 feet; thence Northerly along a line forming an angle of 89 degrees, 50 minutes, 00 seconds to the left with the last described line, 18.79 feet; thence Westerly along a line forming an angle of 89 degrees, 52 minutes, 40 seconds to the left with the last described line, 3.67 feet; thence Northerly perpendicular to the last described line, 0.43 feet; thence Westerly perpendicular to the last described line, 1.30 feet; thence Southerly perpendicular to the last described line, 0.43 feet; thence Westerly perpendicular to the last described line, 23.13 feet; thence Northerly perpendicular to the last described line, 0.43 feet; thence Westerly perpendicular to the last described line, 1.30 feet; thence Southerly perpendicular to the last described line, 0.43 feet; thence Westerly perpendicular to the last described line, 15.09 feet; thence Northerly perpendicular to the last described line, 0.43 feet; thence Westerly perpendicular to the last described line, 1.30 feet; thence Southerly perpendicular to the last described line, 0.43 feet; thence Westerly perpendicular to the last described line, 23.37 feet; thence Northerly perpendicular to the last described line, 0.38 feet; thence Westerly perpendicular to the last described line, 0.27 feet; thence Northerly, perpendicular to the last described line, 15.15 feet; thence Easterly perpendicular to the last described line, 0.15 feet; thence Northerly perpendicular to the last described line, 0.92 feet; thence Westerly perpendicular to the last described line 0.15 feet; thence Northerly perpendicular to the last described line, 7.66 feet; thence Westerly, along a line forming an angle of 90 degrees, 08 minutes, 55 seconds to the right with the last described line, 5.41 feet; thence Northerly, along a line forming an angle of 90 degrees, 08 minutes, 55 seconds to the left with the last described line, 2.37 feet; thence Westerly, along a line forming an angle of 90 degrees, 08 minutes, 55 seconds to the right with the last described line, 8.95 feet; thence Northerly, perpendicular to the last described line, 7.14 feet; thence Westerly, perpendicular to the last described line, 11.11 feet to the West line of the aforesaid tract; thence Northerly along said West line, being a line forming an angle of 90 degrees, 01 minutes, 35 seconds to the left with the last described line, 3.89 feet; thence Easterly along a line forming an angle of 89 degrees, 58 minutes, 25 seconds to the left with the last described line, 4.63 feet; thence Northerly perpendicular to the last described line, 1.02 feet; thence Westerly, perpendicular to the last described line, 3.93 feet; thence Northerly, perpendicular to the last described line 8.11 feet; thence Easterly perpendicular to the last described line, 0.40 feet; thence Northerly perpendicular to the last described line, 0.94 feet; thence Westerly perpendicular to the last described line, 0.40 feet; thence Northerly perpendicular to the last described line, 15.00 feet; thence Easterly along a line

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forming an angle of 90 degrees, 06 minutes, 51 seconds to the left with the last described line, 0.44 feet; thence Northerly along a line forming an angle of 90 degrees, 06 minutes, 51 seconds to the right with the last described line, 0.44 feet to the point of beginning, all in the Southeast Quarter of Section 8, Township 39 North, Range 14, East of the Third Principal Meridian, which survey is attached as exhibit "B" to the declaration of condominium recorded as document number 0021010566, and as amended, together with its undivided percentage interest in the common elements, all in Cook county, Illinois.

## Parcel 2:

Lot 13 (except the North 31.00 feet thereof); Lots 14, 15 and 16, in S. F. Gale's Subdivision of Block 52 of Carpenter's addition to Chicago, taken as a tract excepting therefrom that part lying below an elevation of 22.68 feet, City of Chicago Datum, bounded by the interior face of the walls of a two story brick and concrete building and described as follows: commencing at the Northwest Corner of said tract, thence South, along the West line of said tract, being the East Line of North Sangamon street, 1.80 feet; thence Easterly, along a line forming an angle of 90 degrees, 06 minutes, 51 seconds to the left with the last described line, 1.15 feet to the point of beginning; thence continuing Easterly, along the last described line, 23.45 feet; thence Southerly perpendicular to the last described line, 0.42 feet; thence Easterly perpendicular to the last described line, 1.30 feet; thence Northerly perpendicular to the last described line, 0.42 feet; thence Easterly perpendicular to the last described line, 23.15 feet; thence Southerly perpendicular to the last described line, 0.42 feet; 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thence Southerly along a line forming an angle of 90 degrees, 07 minutes, 20 seconds to the right with the last described line, 18.78 feet to the South line of the aforesaid tract; thence Westerly along said South line, being a line forming an angle of 90 degrees, 10 minutes, 00 seconds to the left with the last described line, 10.00 feet; thence Northerly along a line forming an angle of 89 degrees, 50 minutes, 00 seconds to the left with the last described line, 18.79 feet; thence Westerly along a line forming an angle of 89 degrees, 52 minutes, 40 seconds to the left with the last described line, 3.67 feet; thence Northerly perpendicular to the last described line, 0.43 feet; thence Westerly perpendicular to the last described line, 1.30 feet; thence Southerly perpendicular to the last described line, 0.43 feet; thence Westerly perpendicular to the last described line, 23.13 feet; thence Northerly perpendicular to the last described line, 0.43 feet; thence Westerly perpendicular to the last described line, 1.30 feet; 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thence Northerly perpendicular to the last described line, 0.94 feet; thence Westerly

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perpendicular to the last described line, 0.40 feet; thence Northerly perpendicular to the last described line, 15.00 feet; thence Easterly along a line forming an angle of 90 degrees, 06 minutes, 51 seconds to the left with the last described line, 0.44 feet; thence Northerly along a line forming an angle of 90 degrees, 06 minutes, 51 seconds to the right with the last described line, 0.44 feet to the point of beginning, all in the Southeast Quarter of Section 8, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office