

# UNOFFICIAL COPY

Doc#. 2315141050 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/31/2023 10:12 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:  
GUADALUPE DELGALDO  
AMALGAMATED BANK OF CHICAGO  
30 N. LASALLE STREET  
CHICAGO, IL 60602

FIDELITY NATIONAL  
TITLE INSURANCE

00 21039619

## MODIFICATION OF MORTGAGE

**THIS MODIFICATION OF MORTGAGE** dated May 3, 2023, is made and executed between MILLER PILSEN 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 December 30, 2021 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

Document #2201204147 recorded on January 12, 2022 and Assignment of Rents Document #2201204148.

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

LOT 37 IN EVANS AND NUTTS SUBDIVISION OF 5 ACRES EAST OF AND ADJOINING THE WEST 15 ACRES OF THE NORTH QUARTER OF THE SOUTHEAST 1/4 OF SECTION 20, 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 1645 S. MILLER STREET, CHICAGO, IL 60608. The Real Property tax identification number is 17-20-403-019-0000.

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

Increase mortgage loan amount from \$712,500.00 to \$1,050,000.00; change rate from variable to 6% fixed; change loan type from non-revolver line of credit to balloon.

**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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## MODIFICATION OF MORTGAGE

Loan No: 1865140101

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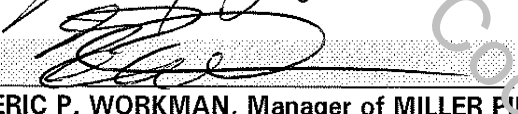
parties, makers and endorsers to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Modification. If any person who signed the original Mortgage does not sign 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.

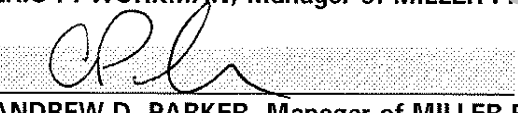
**GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED MAY 3, 2023.**

GRANTOR:

MILLER PILSEN LLC


By:   
MICHAEL J. LANE, Manager of MILLER PILSEN LLC

By:   
ERIC P. WORKMAN, Manager of MILLER PILSEN LLC

By:   
ANDREW D. PARKER, Manager of MILLER PILSEN LLC

LENDER:

AMALGAMATED BANK OF CHICAGO

X   
Authorized Signer

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## MODIFICATION OF MORTGAGE

Loan No: 1865140101

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### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF ILLINOIS )

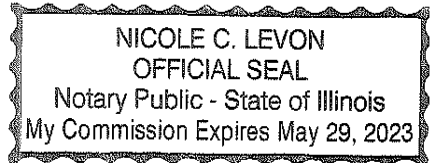
COUNTY OF COOK ) SS )

On this 30 day of MAY, 2023 before me, the undersigned Notary Public, personally appeared **MICHAEL J. LANE, Manager of MILLER PILSEN LLC; ERIC P. WORKMAN, Manager of MILLER PILSEN LLC, and ANDREW D. PARKER, Manager of MILLER PILSEN 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

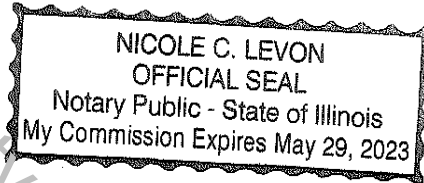
STATE OF ILLINOIS )  
 )  
 ) SS  
 COUNTY OF COOK )

On this 3 day of MAY, 2023 before me, the undersigned Notary Public, personally appeared CHRISTOPHER JENKINS and known to me to be the S.V.P., 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