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Doc# 2322333337 Fee \$88.00

RECORDATION REQUESTED BY:
Merchants and Manufacturers
Bank
Commercial Banking Division
One Mid America Plaza - Suite
140
Oakbrook Terrace, IL 60181

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/11/2023 02:04 PM PG: 1 OF 4

WHEN RECORDED MAIL TO:
Merchants and Manufacturers
Bank
Commercial Banking Division
One Mid America Plaza - Suite
140
Oakbrook Terrace, IL 60181

SEND TAX NOTICES TO:
Merchants and Manufacturers
Bank
Commercial Banking Division
One Mid America Plaza - Suite
140
Oakbrook Terrace, IL 60181

Chicago Title

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:
Merchants and Manufacturers Bank
One Mid America Plaza - Suite 140
Oakbrook Terrace, IL 60181

2025A216708NA, 1 of 1, MM

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated April 27, 2023, is made and executed between 739 N Ridgeway LLC, an Illinois limited liability company, whose address is 3273 W. Armitage Ave., Chicago, IL 60647 (referred to below as "Grantor") and Merchants and Manufacturers Bank, whose address is One Mid America Plaza - Suite 140, Oakbrook Terrace, IL 60181 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated May 13, 2021 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Mortgage recorded July 29, 2021 in the office of the Cook County Recorder as document #2121017060.

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

THE SOUTH 1/2 OF LOT 13 AND ALL OF LOT 14 IN BLOCK 3 IN MORTON'S SUBDIVISION OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

The Real Property or its address is commonly known as 739 N. Ridgeway Ave., Chicago, IL 60624. The Real Property tax identification number is 16-11-105-010-0000.

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

Increase principal amount from \$245,000.00 to \$375,000.00.

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MODIFICATION OF MORTGAGE (Continued)

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 APRIL 27, 2023.

GRANTOR:

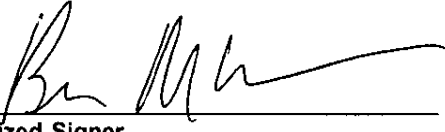
739 N RIDGEWAY LLC

By: 
 Joseph R. Schluchter, Managing Member of 739 N Ridgeway LLC

By: 
 Jeffrey C. Kerr, Managing Member of 739 N Ridgeway LLC

LENDER:

MERCHANTS AND MANUFACTURERS BANK

x 
 Authorized Signer

County of Cook County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

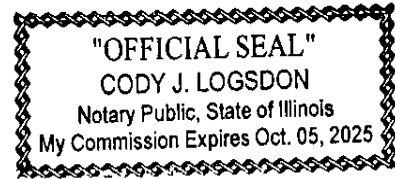
STATE OF Illinois)
)
) SS
 COUNTY OF Cook)

On this 27th day of April, 2023 before me, the undersigned Notary Public, personally appeared **Joseph R. Schluchter, Managing Member of 739 N Ridgeway LLC and Jeffrey C. Kerr, Managing Member of 739 N Ridgeway 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 [Signature] Residing at Cook

Notary Public in and for the State of Illinois

My commission expires 10/05/25



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MODIFICATION OF MORTGAGE (Continued)

LENDER ACKNOWLEDGMENT

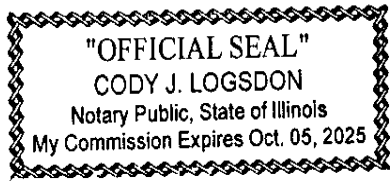
STATE OF Illinois)
)
) SS
 COUNTY OF DuPage)

On this 27th day of April, 2023 before me, the undersigned Notary Public, personally appeared Brian M Kim and known to me to be the Sr. Vice President, authorized agent for **Merchants and Manufacturers Bank** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Merchants and Manufacturers Bank**, duly authorized by **Merchants and Manufacturers 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 **Merchants and Manufacturers Bank**.

By [Signature] Residing at Cook

Notary Public in and for the State of Illinois

My commission expires 10/05/25



DEPARTMENT OF COOK COUNTY CLERK'S OFFICE