

# UNOFFICIAL COPY

## Illinois Anti-Predatory Lending Database Program

Doc#: 2332506134 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/21/2023 10:57 AM Pg: 1 of 5

### Certificate of Exemption



**Report Mortgage Fraud**  
**844-768-1713**

The property identified as: **PIN: 17-04-111-036-0000**

**Address:**

**Street:** 415 W North Ave

**Street line 2:**

**City:** Chicago

**State:** IL

**ZIP Code:** 60610

**Lender:** Central Bank Illinois

**Borrower:** 415 North LLC

**Loan / Mortgage Amount:** \$2,405,546.75

This property is located within the program area and the transaction is exempt from the requirements of 765 ILCS 7770 et seq. because the application was taken by an exempt entity or person.

**Certificate number:** C0A900BA-894A-45A2-938E-31A7FD33B0B2

**Execution date:** 11/10/2023

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**Space Above This Line For Recording Data**

This instrument was prepared by Becki Hawbaker  
When recorded return to Central Bank Illinois  
1721 Midtown Rd., Peru, IL 61354

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**MODIFICATION OF MORTGAGE**

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**DATE AND PARTIES.** The date of this Real Estate Modification (Modification) is November 10, 2023. The parties and their addresses are:

**MORTGAGOR:**

**415 NORTH LLC**  
An Illinois Limited Liability Company  
1637 W Chicago Ave  
Chicago, IL 60622-0000

**LENDER:**

**CENTRAL BANK ILLINOIS**  
Organized and existing under the laws of Illinois  
1721 Midtown Road  
Peru, IL 61354

**1. BACKGROUND.** Mortgagor and Lender entered into a security instrument dated 04/25/2017 and recorded on 04/27/2017 (Security Instrument). The Security Instrument was recorded in the records of Cook County, Illinois at Document #1711715134 and covered the following described Property:

Lots 5 and 6 in Newberry's subdivision of block 1 in the State Bank of Illinois subdivision of the northeast 1/4 of the northwest 1/4 of section 4, township 39 north, range 14 east of the third principal Meridian, in Cook County, Illinois

The property is located in Cook County at 415 W. North Ave, Chicago, Illinois 60610.

**2. MODIFICATION.** For value received, Mortgagor and Lender agree to modify the Security Instrument as provided for in this Modification.

The Security Instrument is modified as follows:

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The Security Instrument is modified as follows:

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**A. Maximum Obligation Limit.** The maximum obligation provision of the Security Instrument is modified to read:

(1) **Maximum Obligation Limit.** The total principal amount secured by this Security Instrument at any one time and from time to time will not exceed \$3,050,000.00. Any limitation of amount does not include interest, attorneys' fees and other fees and charges validly made pursuant to this Security Instrument. Also, this limitation does not apply to advances made under the terms of this Security Instrument to protect Lender's security and to perform any of the covenants contained in this Security Instrument.

**B. Secured Debt.** The secured debt provision of the Security Instrument is modified to read:

(1) **Secured Debts.** The term "Secured Debts" includes and this Security Instrument will secure each of the following:

(a) **Specific Debts.** The following debts and all extensions, renewals, refinancings, modifications and replacements. A renewal note or other agreement, dated November 10, 2023, from Mortgagor to Lender, with a loan amount of \$2,405,546.75, with an interest rate of 7.370 percent per year and maturing on November 10, 2028.

(b) **All Debts.** All present and future debts from Mortgagor to Lender, even if this Security Instrument is not specifically referenced, or if the future debt is unrelated to or of a different type than this debt. If more than one person signs this Security Instrument, each agrees that it will secure debts incurred either individually or with others who may not sign this Security Instrument. Nothing in this Security Instrument constitutes a commitment to make additional or future loans or advances. Any such commitment must be in writing. This Security Instrument will not secure any debt for which a non-possessory, non-purchase money security interest is created in "household goods" in connection with a "consumer loan," as those terms are defined by federal law governing unfair and deceptive credit practices. This Security Instrument will not secure any debt for which a security interest is created in "margin stock" and Lender does not obtain a "statement of purpose," as defined and required by federal law governing securities. This Modification will not secure any other debt if Lender, with respect to that other debt, fails to fulfill any necessary requirements or fails to conform to any limitations of the Truth in Lending Act (Regulation Z) or the Real Estate Settlement Procedures Act (Regulation X) that are required for loans secured by the Property.

(c) **Sums Advanced.** All sums advanced and expenses incurred by Lender under the terms of this Security Instrument.

**3. CONTINUATION OF TERMS.** Except as specifically amended in this Modification, all of the terms of the Security Instrument shall remain in full force and effect.

**4. WAIVER OF JURY TRIAL.** All of the parties to this Modification knowingly and intentionally, irrevocably and unconditionally, waive any and all right to a trial by jury in any litigation arising out of or concerning this Modification or any other documents relating to the Secured Debts or related obligation. All of these parties acknowledge that this section has either been brought to the attention of each party's legal counsel or that each party had the opportunity to do so.

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**SIGNATURES.** By signing, Mortgagor agrees to the terms and covenants contained in this Modification. Mortgagor also acknowledges receipt of a copy of this Modification.

**MORTGAGOR:**

415 North LLC

By CRT Partners LLC, Manager

By [Signature]  
Robert Sekula, Manager

Date 11/20/23

**LENDER:**

Central Bank Illinois

By [Signature]  
Neal M Knauf, VP

Date 11-20-23

**ACKNOWLEDGMENT.**

STATE OF ILLINOIS, COUNTY OF Cook ss.  
This instrument was acknowledged before me this 20<sup>th</sup> day of November, 2023 by Robert Sekula, Manager of CRT Partners LLC, Manager of 415 North LLC, a Limited Liability Company on behalf of the Limited Liability Company.

My Commission expires: 5/24/25

[Signature]  
(Notary Public)



(Lender Acknowledgment)

STATE OF ILLINOIS, COUNTY OF DeKalb ss.  
This instrument was acknowledged before me this 20<sup>th</sup> day of November, 2023 by Neal M Knauf--Senior Vice President of Central Bank Illinois, a corporation, on behalf of the corporation.

My Commission expires: 10/6/24

[Signature]  
(Notary Public)

