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Illinois Anti-Predatory Lending Database Program

Doc#. 2332506352 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/21/2023 02:20 PM Pg: 1 of 4

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: A40285B2-AC77-436C-8960-F9EF44081BA8

Execution date: 11/10/2023

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

MODIFICATION OF MORTGAGE

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 09/26/2018 and recorded on 10/11/2018 (Security Instrument). The Security Instrument was recorded in the records of Cook County, Illinois at Document #1828449076 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

Pin: 17-04-111-036-0000

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:

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

415 North LLC
Illinois Real Estate Modification
IL/4PERBECKI00000000003066037N

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(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.

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 
Robert Sekula, Manager

Date 11/20/23

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LENDER:

Central Bank Illinois

By *Neal M Knauf*
Neal M Knauf, VP

Date 11-20-23

ACKNOWLEDGMENT.

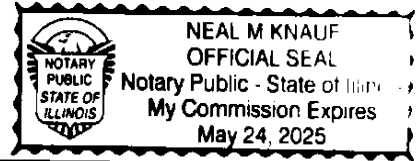
STATE OF ILLINOIS, COUNTY OF Cook ss.

This instrument was acknowledged before me this 20th 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

Neal M Knauf
(Notary Public)



(Lender Acknowledgment)

STATE OF ILLINOIS, COUNTY OF LaSalle ss.

This instrument was acknowledged before me this 20th 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

Becki L Hawbak
(Notary Public)

