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This Document Prepared By And
When Recorded Return To:

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410-77293 4/4
Non-Agency

GIT



Doc# 2400222034 Fee \$59.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/02/2024 03:18 PM PG: 1 OF 5

For Recorder's Use Only

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE, made as of December 21, 2023, by and between FULTON-LAFLIN PARTNERS, LLC, a Delaware limited liability company, whose principal place of business is 1435 Fulton, Chicago, Illinois 60607 ("Mortgagor"), and FP-FULTON LENDER LLC, a Delaware limited liability company, whose principal place of business is 1 Tower Lane, Suite 2060, Oakbrook Terrace, Illinois 60181 ("Mortgagee").

WITNESSETH:

THAT WHEREAS, on or about May 31, 2015, Merchants and Manufacturers Bank ("MMBK") provided a loan (the "Original Loan") to Mortgagor, Wieglus Product Models, Inc., an Illinois corporation ("WPM Inc."), and Wieglus Manufacturing & Assembly, LLC, a Delaware limited liability company, in the principal amount THREE HUNDRED THOUSAND EIGHT HUNDRED FORTY-FOUR AND 32/100THS DOLLARS (\$300,844.32); and

WHEREAS, the Loan secured by, inter alia, that certain Mortgage, dated May 31, 2015 (the "Mortgage"), by Mortgagor in favor of MMBK encumbering that certain property legally described on Exhibit A (the "Premises"), recorded in Cook County, Illinois on July 29, 2015 as Document No. 1521018084; and

WHEREAS, the Mortgage contains "cross-collateralization" language to ensure that it secures any and all debts of Mortgagor in favor of MMBK (including but not limited to the Original Loan); and

WHEREAS, on or about April 15, 2020 MMBK made an additional loan (the "Additional Loan") in favor of WPM, Inc. in the amount of TWO HUNDRED TWENTY-ONE THOUSAND EIGHT HUNDRED AND NO/100THS DOLLARS (\$221,800.00); and

WHEREAS, on or prior to the date hereof, MMBK has sold and transferred the Original Loan and the Additional Loan in favor of Mortgagee; and

WHEREAS, in connection with said sale, the Mortgage has been transferred and assigned in favor of Mortgagee; and

WHEREAS, on the date hereof, Mortgagor and Mortgagee, inter alia, entered into that Loan Modification Agreement, dated of even date herewith (the "Modification Agreement"), whereby the parties agreed to, inter alia, (i) make an advance of the Original Loan to repay the Additional Loan and (ii) clarify that the Mortgage secures said advance; and

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WHEREAS, to ensure that the Mortgage properly collateralizes all revisions set forth in the Modification Agreement, the parties desire to amend the Mortgage, as more specifically set forth herein.

NOW THEREFORE, in consideration of good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Modification of Mortgage: The Mortgage is hereby modified as follows:
 - a. The amount of the Original Loan has been increased (in the form of a protective advance) by the sum of FORTY-SEVEN THOUSAND NINE HUNDRED SEVENTEEN AND 57/100THS DOLLARS (\$47,917.57).
 - b. The "Indebtedness" for which the Mortgage secures shall include the Original Loan (as amended) and all other amounts (whether now owing or hereinafter created) of Mortgagor in favor of Mortgagee.
 - c. The terms of the Modification Agreement are incorporated herein.
2. Continuing Validity of Mortgage. Except as expressly modified above, the terms of 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 Mortgagee to this Modification of Mortgage does not waive Mortgagee's right to require strict performance of the Mortgage as changed above nor obligate Mortgagee to make any future modifications.

[remainder of page intentionally left blank]

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IN WITNESS WHEREOF, Mortgagor and Mortgagee have caused this Modification of Mortgage to be executed as of the day and year first above written.

MORTGAGOR:

FULTON-LAFLIN PARTNERS, LLC,
a Delaware limited liability company

By: [Signature]
Name: J. Andrew Metelnick
Its: Authorized Signatory

By: [Signature]
Name: Dennis Cullen
Its: Authorized Signatory

By: [Signature]
Name: David Wegter
Its: Authorized Signatory

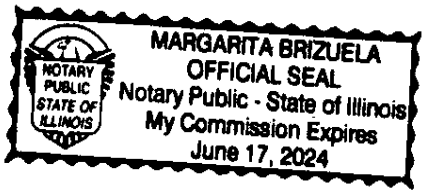
STATE OF ILLINOIS)
COUNTY OF Cook) SS)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that J. Andrew Metelnick, Dennis Cullen, and David Wegter as the Partners of FULTON-LAFLIN PARTNERS, LLC, a Delaware limited liability company, personally known to me to be the authorized signatory as aforesaid, and is the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged to me that he signed and delivered the said instrument as his own free and voluntary act, and the free and voluntary act of said entity for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 20th day of December, 2023

[Signature]
NOTARY PUBLIC

My Commission Expires:
June 17, 2024



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EXHIBIT A

THE PREMISES – LEGAL DESCRIPTION

CKA: 1428-34 and 1431-35 West Fulton Street, Chicago, IL 60607

PIN: 17-08-310-005-0000

17-08-310-006-0000

17-08-310-007-0000,

17-08-317-001-0000,

17-08-317-002-0000,

17-08-317-003-0000,

LOTS 2, 3, 4, 5, 6, AND 7 IN BLOCK 10 IN UNION PARK SECOND ADDITION TO CHICAGO IN THE
 THE
 SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD
 PRINCIPAL
 MERIDIAN; ALSO
 THE NORTH 1/2 OF THAT PART OF THE VACATED ALLEY LYING SOUTH OF AND
 ADJOINING THE
 SOUTH LINE OF SAID LOT 2 AND EAST OF THE WEST LINE OF LOT 14 EXTENDED NORTH
 IN BLOCK
 10 IN UNION PARK SECOND ADDITION TO CHICAGO IN THE SOUTHWEST 1/4 OF SECTION
 8,
 TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO
 THE EAST 16.0 FEET OF LOT 19 AND ALL OF LOTS 20 AND 21 IN BLOCK 9 IN SAID UNION
 PARK
 SECOND ADDITION TO CHICAGO IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF
 THE
 THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.