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Doc#: 2400306086 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/03/2024 10:01 AM Pg: 1 of 4

1726728697 5/12
WHEN RECORDED MAIL TO:
LAKESIDE BANK
Oak Brook Operations Center
2001 York Road Ste 150
Oak Brook, IL 60523

SEND TAX NOTICES TO:
LAKESIDE BANK
Oak Brook Operations Center
2001 York Road
Oak Brook, IL 60523

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:
Maryellen Howard
Lakeside Bank
2001 York Road Ste 150
Oak Brook, IL 60523

MODIFICATION OF MORTGAGE



#####074010012023######*#*

THIS MODIFICATION OF MORTGAGE dated October 1, 2023, is made and executed between RZR LLC BLUESTONE, an Illinois Series Limited Liability Company, whose address is 333 South Des Plaines Street, Suite 207, Chicago, IL 60661 (referred to below as "Grantor") and Lakeside Bank, whose address is 2001 York Road Ste 150, Oak Brook, IL 60523 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated June 22, 2012 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded at the Cook County Recorder of Deeds on June 25, 2012 as Document Number 1217744052.

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

PARCEL 2015 S. INDIANA: THAT PART OF LOTS 10, 11, 14, 15 AND 18 (EXCEPT THE WEST 34.0 FEET OF SAID LOTS TAKEN FOR WIDENING S. INDIANA AVENUE) TAKEN AS A SINGLE TRACT OF LAND WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +32.85 FEET CHICAGO CITY DATUM AND IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 00°-01'-04" EAST ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 202.17 FEET TO THE PLACE OF BEGINNING (THE WEST LINE OF SAID TRACT ALSO BEING THE EAST LINE OF S. INDIANA AVENUE AS WIDENED); THENCE CONTINUING NORTH 00°-01'-04" EAST ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 60.05 FEET THENCE

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MODIFICATION OF MORTGAGE (Continued)

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NORTH 89°-59'-17" EAST, 22.35 FEET; THENCE SOUTH 00°-00'-00" WEST, 43.37 FEET; THENCE SOUTH 90°-00'-00" EAST, 3.11 FEET; THENCE SOUTH 00°-00'-00" WEST, 8.46 FEET; THENCE NORTH 90°-00'-00" WEST, 6.0 FEET; THENCE SOUTH 00°-00'-00" WEST 8.22 FEET; THENCE NORTH 90°-00'-00" WEST, 19.48 FEET TO THE PLACE OF BEGINNING, IN BLOCK 4 IN GEORGE SMITH'S ADDITION TO CHICAGO, IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2031 S. INDIANA: THAT PART OF LOTS 10, 11, 14, 15 AND 18 (EXCEPT THE WEST 34.0 FEET OF SAID LOTS TAKEN FOR WIDENING S. INDIANA AVENUE) TAKEN AS A SINGLE TRACT OF LAND WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +32.85 FEET CHICAGO CITY DATUM AND IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 00°-01'-04" EAST ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 131.50 FEET TO THE PLACE OF BEGINNING (THE WEST LINE OF SAID TRACT ALSO BEING THE EAST LINE OF INDIANA AVENUE AS WIDENED); THENCE CONTINUING NORTH 00°-01'-04" EAST ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 59.20 FEET; THENCE SOUTH 90°-00'-00", EAST 5.94 FEET; THENCE NORTH 00°-00'-00" EAST, 5.10 FEET; THENCE SOUTH 90°-00'-00" EAST, 4.72 FEET; THENCE SOUTH 00°-00'-00" WEST, 1.36 FEET; THENCE SOUTH 90°-00'-00" EAST, 5.38 FEET; THENCE SOUTH 00°-00'-00" WEST, 27.54 FEET; THENCE SOUTH 90°-00'-00" EAST, 6.53 FEET; THENCE SOUTH 00°-00'-00" WEST, 35.40 FEET; THENCE NORTH 90°-00'-00" WEST, 22.59 FEET TO THE PLACE OF BEGINNING, IN BLOCK 4 IN GEORGE SMITH'S ADDITION TO CHICAGO, IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, 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 2025-2029 South Indiana Avenue, Chicago, IL 60616. The Real Property tax identification number is 17-22-314-039-0000 and 17-22-314-040-0000.

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

Delete and restate Note definition as follows: Note. The word "Note" means the Promissory Note dated June 22, 2012, in the original principal amount of \$1,350,000.00 from Borrower to Lender, together with all renewals, extensions, modifications, refinancings, consolidations, and substitutions thereof. **NOTICE:** Under no circumstances shall the interest rate on this Mortgage be more than the maximum rate allowed by applicable law. All other terms and conditions of the loan documents shall remain in full force and effect.

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.

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MODIFICATION OF MORTGAGE (Continued)

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED OCTOBER 1, 2023.

GRANTOR:

RZR LLC BLUESTONE

By: *Mark R. Ordower*
MARK R. ORDOWER, Manager of RZR LLC BLUESTONE

LENDER:

LAKESIDE BANK

X *[Signature]*
Authorized Signer

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Florida)

) SS

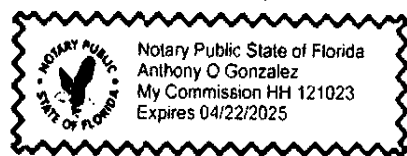
COUNTY OF SARASOTA)

On this 20th day of December, 2023 before me, the undersigned Notary Public, personally appeared **MARK R. ORDOWER, Manager of RZR LLC BLUESTONE**, and known to me to be a member or designated agent 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 he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

By *Anthony O. Gonzalez*
Notary Public in and for the State of Florida

Residing at 2425 Washington
SARASOTA, Florida

My commission expires 04/22/25



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MODIFICATION OF MORTGAGE (Continued)

LENDER ACKNOWLEDGMENT

STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 21st day of December, 2023 before me, the undersigned Notary Public, personally appeared Kirk Wicklund and known to me to be the Scholar VP, authorized agent for Lakeside Bank that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of Lakeside Bank, duly authorized by Lakeside 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 Lakeside Bank.

By Danielle Grazi Residing at Lakeside Bank, Chicago

Notary Public in and for the State of Illinois

My commission expires 5/3/2024

