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Doc# 2403210019 Fee \$65.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/01/2024 12:01 PM PG: 1 OF 8

Doc# Fee \$6.00

FIRST AMERICAN TITLE

FILE # 3026136

①

For Recorder

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: PG: 0

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE, made as of October 31, 2023, by and between KINZIE BLUE II LIMITED PARTNERSHIP, an Illinois limited partnership, whose principal place of business is 806 Greenwood Street, Evanston, IL 60201 ("Mortgagor"), and LIBERTYVILLE BANK & TRUST COMPANY, N.A., whose principal place of business is 507 N. Milwaukee, Libertyville, Illinois 60048 ("Mortgagee").

WITNESSETH:

THAT WHEREAS, on or about March 16, 2021, Mortgagee made a loan (the "Loan") in favor of Mortgagor in the maximum amount of TWELVE MILLION NINE HUNDRED SIXTY-SIX THOUSAND AND NO/100THS DOLLARS (\$12,966,000.00); and

WHEREAS, the Loan is secured by, inter alia, that certain Mortgage, dated March 16, 2020 (the "Mortgage"), by Mortgagor in favor of Mortgagee encumbering that certain property legally described on Exhibit A (the "Premises"), recorded with the Cook County Recorder of Deeds on April 13, 2021 as Document No. 2110357009; and

WHEREAS, the terms of the Loan have been previously modified; and

WHEREAS, on the date hereof, Borrower and Mortgagee, inter alia, entered into that Second Loan Modification Agreement, dated of even date herewith (the "Modification Agreement"), whereby the parties agreed to, inter alia, increase the amount of the Loan and amend and restate the Note (as defined in the Mortgage); and

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 Loan shall be increased so that the current outstanding balance (after said increase) is THIRTEEN MILLION FORTY THOUSAND AND NO/100THS DOLLARS (\$13,040,000.00).
 - b. All references to the Note in the Mortgage shall be references to that certain Amended and Restated Note, dated of even date herewith, by Mortgagor in favor of Mortgagee in the amount of THIRTEEN MILLION FORTY THOUSAND AND NO/100THS DOLLARS (\$13,040,000.00).

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- c. There was a typographical error in the date of the Mortgage. It was written March 16, 2020 and it should have been March 16, 2021.
 - d. 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.

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MORTGAGEE:

LIBERTYVILLE BANK & TRUST COMPANY, N.A.

By: *Dan Lawler*
Its: Senior Vice President

STATE OF ILLINOIS)

COUNTY OF Whe) SS)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Dan Lawler, the SVP of LIBERTYVILLE BANK & TRUST COMPANY, N.A., personally known to me to be 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 for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 3 day of November, 2023.

Angela Sargent Atterberry
NOTARY PUBLIC

My Commission Expires:
1-11-2025



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EXHIBIT A

THE PREMISES -- LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Cook, State of IL, and is described as follows:

Parcel 1:

That part of Block 2 in Resubdivision of Blocks 5 and 6 in South Washington Heights Subdivision of the Northwest 1/4 of Section 30, Township 37 North, Range 14 East of the Third Principal Meridian, described as follows:

Beginning at a point in the Westerly line of said Block 2, said point being 161.92 feet Northeasterly of the Southwest corner of said Block 2; thence Southeasterly along a line making an angle of 90 degrees with the Easterly line of said Block 2, a distance of 140.50 feet to a point in said Easterly line of Block 2, said point being 132.00 feet Northeasterly of the Southeast corner of said Block 2; thence Northeasterly along said Easterly line of Block 2, a distance of 83.00 feet; thence Northwesterly along a line making an angle of 90 degrees with said Easterly line, a distance of 126.09 feet to a point in the Westerly line of said Block 2; thence Southwesterly along said Westerly line of Block 2, a distance of 84.24 feet to the point of beginning, all in Cook County, Illinois.

PIN: 25-30-126-011-0000

CKA: 12139 Vincennes Avenue, Blue Island, IL 60406

Parcel 2:

A tract of land comprising part of Lot 7 in the Block 8 in South Washington Heights, a Subdivision of the Northwest 1/4 of Section 30, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois; Said tract of land being described as follows:

Beginning at the Northwesterly corner of said Lot 7 and running thence East along the North line of said Lot 7, a distance of 107.41 feet; thence Southwesterly along a straight line (the extension of said straight line passing through a point on the South line of Lot 9 in said Block 8, said point being 163.57 feet East of the Southwesterly corner of said Lot 9), a distance of 55.47 feet to an intersection with a line drawn parallel with and 54.76 feet South of (measured at right angles thereto) said North line of Lot 7; thence West along said parallel line, a distance of 117.75 feet to the Westerly line of said Lot 7; thence Northeasterly along said Westerly line, a distance of 58.00 feet to the point of beginning, in Cook County, Illinois.

PIN: 25-30-135-010-0000

CKA: 12230 Washington Street, Blue Island, IL

Parcel 3:

A tract of land comprising part of Lot 7 in Block 8 in South Washington Heights, a subdivision of the Northwest 1/4 of Section 30, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois; Said tract of land being described as follows:

Beginning at the Northeasterly corner of said Lot 7 and running thence West along the North line of said lot, a distance of 109.25 feet to a point 127.67 feet East of the Northwesterly corner of said lot, and running thence Southwesterly along a straight line (the extension of said straight line passing through a point on the South line of Lot 9 in said Block 8), said point being 183.83 feet East of the Southwesterly corner of said Lot 9, a distance of 55.47 feet to an intersection with a line drawn parallel with and 54.76 feet South of (measured at right angles thereto) said North line of Lot 7; thence East along said parallel line, a distance of 109.00 feet to the Easterly line of said Lot 7; thence Northeasterly along said Easterly line, a distance of 55.50 feet to the point of beginning, in Cook County, Illinois.

PIN: 25-30-135-011-0000

CKA: 12231 Washington Street, Blue Island, IL

Parcel 4:

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A tract of land comprising part of Lots 7 and 8 in Block 8 in South Washington Heights, a subdivision of the Northwest ¼ of Section 30, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois; Said tract of land being described as follows:

Beginning at the intersection with the Westerly line of said Lot 8 with a line drawn parallel with and 5.15 feet South of (measured at right angles thereto) the North line of said Lot 8, and running thence East along said parallel line, a distance of 127.12 feet to an intersection with a straight line drawn from a point on the South line of Lot 9 in said Block 8, said point being 163.57 feet East of the Southwesterly corner of said lot to a point on the North line of said Lot 7, said point being 107.41 feet East of the Northwesterly corner of said Lot 7; thence Northeasterly along said straight line, a distance of 50.31 feet to an intersection with a line drawn parallel with and 54.76 feet South of (measured at right angles thereto) the North line of said Lot 7; thence West along last described parallel line, a distance of 117.75 feet to the Westerly line of said Lot 7; thence Southwesterly along said Westerly line of Lots 7 and 8, a distance of 52.62 feet to the point of beginning, in Cook County, Illinois.

PIN: 25-30-135-012-0000

CKA: 12236 Washington Street, Blue Island, IL

Parcel 5:

A tract of land comprising part of Lots 7 and 8, in Block 8 in South Washington Heights, a subdivision of the Northwest 1/4 of Section 30, Township 37 North, Range 14 East of the Third Principal Meridian, said tract of land being described as follows:

Beginning at the intersection of the Easterly line of said Lot 7 with a line drawn parallel with and 54.76 feet South of (measured at right angles thereto) the North line of said Lot 7 and running thence West along said parallel line, a distance of 109.00 feet to an intersection with a straight line drawn from a point on the North line of said Lot 7, said point being 127.67 feet East of the Northwesterly corner of said Lot 7 to a point on the South line of Lot 9 in said Block 8, said point being 183.83 feet East of the Southwesterly corner of said Lot 9; thence Southwesterly along said straight line, a distance of 50.31 feet to an intersection with a line drawn parallel with and 5.15 feet South of (measured at right angles thereto) the North line of said Lot 8; thence East along last described parallel line, a distance of 108.78 feet to the Easterly line of said Lot 8; thence Northeasterly along said Easterly line of Lots 7 and 8, a distance of 50.35 feet to the point of beginning, in Cook County, Illinois.

PIN: 25-30-135-013-0000

CKA: 12237 Washington Street, Blue Island, IL

Parcel 6:

A tract of land comprising part of Lot 8 in Block 8 in South Washington Heights, a subdivision of the Northwest 1/4 of Section 30, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, said tract of land being described as follows:

Beginning at the intersection of the Easterly line of Lot 8, with a line drawn parallel with and 5.15 feet South of (measured at right angles thereto) the North line of said Lot 8 and running thence West along said parallel line, a distance of 108.78 feet to an intersection with a straight line drawn from a point on the North line of Lot 7 in said Block 8, said point being 127.67 feet East of the Northwesterly corner of said Lot 7 to a point on the South line of Lot 9 in said Block 8, (said point being 183.83 feet East of the Southwesterly corner of said Lot 9); thence Southwesterly along said straight line, a distance of 50.31 feet to an intersection with a line drawn parallel with and 54.82 feet South of (measured at right angles thereto) said North line of Lot 8; thence East along said last described parallel line, a distance of 108.56 feet to said Easterly line of Lot 8; thence Northeasterly along said Easterly line of Lot 8, a distance of 50.35 feet to the point of beginning, in Cook County, Illinois.

PIN: 25-30-135-015-0000

CKA: 12243 Washington Street, Blue Island, IL

Parcel 7:

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A tract of land comprising part of Lot 8 in Block 8 in South Washington Heights, a subdivision of the Northwest 1/4 of Section 30, Township 37 North, Range 14 East of the Third Principal Meridian, said tract of land being described as follows:

Beginning at the intersection of the Westerly line of said Lot 8 with a line drawn parallel with and 54.82 feet South of (measured at right angles thereto) the North line of said Lot 8, and running thence East along said parallel line, a distance of 136.48 feet to an intersection with a straight line drawn from a point on the South line of Lot 9 in said Block 8, said point being 163.57 feet East of the Southwesterly corner of said lot, to a point on the North line of Lot 7 in said Block 8, said point being 107.41 feet East of the Northwesterly corner of said Lot 7; thence Northeasterly along said straight line, a distance of 50.31 feet to an intersection with a line drawn parallel with and 5.15 feet South of (measured at right angles thereto) said North line of Lot 8; thence West along last described parallel line, a distance of 127.12 feet to said Westerly line of Lot 8, thence Southwesterly along said Westerly line, a distance of 52.62 feet to the point of beginning, in Cook County, Illinois.

PIN: 25-30-135-014-0000

CKA: 12244 Washington Street, Blue Island, IL

Parcel 8:

A tract of land comprising part of Lots 8 and 9 in Block 8 in South Washington Heights, a subdivision of the Northwest ¼ of Section 30, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois; Said tract of land being described as follows:

Beginning at the intersection of the Easterly line of said Lot 8 with a line drawn parallel with and 54.82 feet South of (measured at right angles thereto) the North line of said Lot 8; and running thence West along said parallel line, a distance of 108.56 feet to an intersection with a straight line drawn from a point on the North line of Lot 7 in said Block 8, said point being 127.67 feet East of the Northwesterly corner of said Lot 7 to a point on the South line of said Lot 9, said point being 183.83 feet East of the Southwesterly corner of said Lot 9; thence Southwesterly along said straight line, a distance of 50.22 feet to an intersection with a line drawn parallel with and 5.11 feet South of (measured at right angles thereto) the North line of said Lot 9; thence East along last described parallel line, a distance of 108.34 feet to the Easterly line of said Lot 9; thence Northeasterly along said Easterly line of said Lots 8 and 9, a distance of 50.25 feet to the point of beginning, in Cook County, Illinois.

PIN: 25-30-135-017-0000

CKA: 12240 Washington Street, Blue Island, IL

Parcel 9:

A tract of land comprising part of Lots 8 and 9 in Block 8 in South Washington Heights, a subdivision of the Northwest ¼ of Section 30, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois; Said tract of land being described as follows:

Beginning at the intersection of the Westerly line of said Lot 9, with a line drawn parallel with and 5.11 feet South of (measured at right angles thereto) the North line of said Lot 9 and running thence East along said parallel line, a distance of 145.82 feet to an intersection with a straight line drawn from a point on the South line of said Lot 9, said point being 163.57 feet East of the Southwesterly corner of said lot to a point on the North line of Lot 7 in Block 8, said point being 107.41 feet East of the Northwesterly corner of said Lot 7; thence Northeasterly along said straight line, a distance of 50.22 feet to an intersection with a line drawn parallel with and 54.82 feet South of (measured at right angles thereto) the North line of said Lot 8; thence West along last described parallel line, a distance of 136.48 feet to the Westerly line of Lot 8; thence Southwesterly along said Westerly line of Lots 8 and 9, a distance of 52.52 feet to the point of beginning,

in Cook County, Illinois.

PIN: 25-30-135-016-00000

CKA: 12250 Washington Street, Blue Island, IL

Parcel 10:

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A tract of land comprising part of Lot 9 in Block 8 in South Washington Heights, a subdivision of the Northwest 1/4 of Section 30, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois; Said tract of land being described as follows:

Beginning at the intersection of the Easterly line of said Lot 9, with a line drawn parallel with and 44.50 feet North of (measured at right angles thereto) the South line of said lot; and running thence West along said parallel line, a distance of 108.12 feet to an intersection with a straight line drawn from a point on the South line of said Lot 9, said point being 183.83 feet East of the Southwesterly corner of said lot, to a point on the North line of Lot 7 in said Block 8, said point being 127.67 feet East of the Northwesterly corner of said lot; thence Northeasterly along said straight line, a distance of 50.31 feet to an intersection with a line drawn parallel with and 5.11 feet South of (measured at right angles thereto) the North line of said Lot 9; thence East along last described parallel line, a distance of 108.34 feet to the Easterly line of Lot 9; thence Southwesterly along said Easterly line, a distance of 50.35 feet to the point of beginning, in Cook County, Illinois.

PIN: 25-30-125-021-0000

CKA: 12255 Washington Street, Blue Island, IL

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