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Doc#: 2407320244 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 3/13/2024 11:40 AM Pg: 1 of 4

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:

Nancy M. Forchione
Lakeside Bank
2001 York Road Ste 150
Oak Brook, IL 60523

MODIFICATION OF MORTGAGE



#####074003072024#####

THIS MODIFICATION OF MORTGAGE dated March 7, 2024, is made and executed between 1600 PROPERTY LLC, an Illinois limited liability company, whose address is 2259 136th St, Blue Island, IL 60406 (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 October 12, 2022 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded at the Cook County Recorder on October 21 2022 as Document Number 2229457003.

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

LOTS 1, 2, 3, 4, 5, 6, 7 AND 8 (EXCEPT THE SOUTH SIX FEET THEREOF) IN BLOCK 33 IN H.H. WALKER'S SUBDIVISION OF BLOCKS 53, 34 AND 47 AND PART OF BLOCK 48 IN THE SUBDIVISION OF SECTION 19, 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 1600, 1610, 1614 South Ashland Avenue, Chicago, IL 60608. The Real Property tax identification number is 17-19-403-010-0000, 17-19-403-011-0000 and

UNOFFICIAL COPY**MODIFICATION OF MORTGAGE
(Continued)**

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17-19-403-012-0000.

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

The principal loan amount is amended to \$7,630,000.00. Delete and restate Maximum Lien definition as follows: Maximum Lien. At no time shall the principal amount of Indebtedness secured by the Mortgage, not including sums advanced to protect the security of the Mortgage, exceed \$15,260,000.00. 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.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED MARCH 7, 2024.

GRANTOR:

1600 PROPERTY LLC

By: 

Przemyslaw Mazur, Sole Member of 1600 PROPERTY LLC

LENDER:

LAKESIDE BANK

x 

Authorized Signer

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MODIFICATION OF MORTGAGE (Continued)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF IL)
) SS
 COUNTY OF Cook)

On this 7th day of MARCH, 2024 before me, the undersigned Notary Public, personally appeared **Przemyslaw Mazur, Sole Member of 1600 PROPERTY LLC**, 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 *CPM* Residing at CHICAGO

Notary Public in and for the State of IL

My commission expires 2-10-27



Cook County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

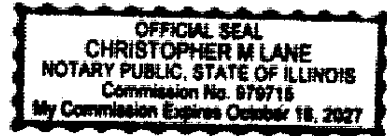
LENDER ACKNOWLEDGMENT

STATE OF IL)
) SS
 COUNTY OF COOK)

On this 7 day of MARCH, 2024 before me, the undersigned Notary Public, personally appeared CHRISTOPHER MANLEY and known to me to be the 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 Chi J... Residing at Chicago
 Notary Public in and for the State of IL

My commission expires 10/18/27



Cook County Clerk's Office