

# UNOFFICIAL COPY

Doc#: 2407402050 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/14/2024 9:55 AM Pg: 1 of 4

**RECORDATION REQUESTED BY:**

1st Equity Bank  
3956 West Dempster St  
Skokie, IL 60076

**WHEN RECORDED MAIL TO:**

1st Equity Bank  
3956 West Dempster St  
Skokie, IL 60076

**SEND TAX NOTICES TO:**

LELAND 2734 ASSOCIATES  
LLC  
3856 W. OAKTON  
SKOKIE, IL 60076

**FOR RECORDER'S USE ONLY**

**This Modification of Mortgage prepared by:**

JUDITH STERN, LOAN DEPT.  
1st Equity Bank  
3956 West Dempster St  
Skokie, IL 60076

## MODIFICATION OF MORTGAGE

**THIS MODIFICATION OF MORTGAGE** dated October 2, 2023, is made and executed between LELAND 2734 ASSOCIATES LLC (referred to below as "Grantor") and 1st Equity Bank, whose address is 3956 West Dempster St, Skokie, IL 60076 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated October 2, 2017 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

**RECORDED ON OCTOBER 3, 2017 AS DOCUMENT #1727645036, KAREN A. YARBROUGH, COOK COUNTY RECORDER OF DEEDS.**

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

Lot 23 in Block 26 in Ravenswood Gardens, a subdivision of that part of the West 1/2 of the Northeast 1/4 and the East 1/2 of the Northwest 1/4 of Section 13, Township 40 North, Range 13, East of the Third Principal Meridian, lying Northeast of Sanitary District Right of Way (except therefrom the Right of Way of Northwestern Railroad Company) in Cook County, Illinois.

The Real Property or its address is commonly known as 2734 W. LELAND, CHICAGO, IL 60625. The Real Property tax identification number is 13-13-201-019-0000.

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

**THIS MODIFICATION RENEWS THE PRINCIPAL AND EXTENDS THE MATURITY DATE TO OCTOBER 2, 2028 AS EVIDENCED BY A CHANGE ON TERMS AGREEMENT DATED OCTOBER 2, 2023**

**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

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## MODIFICATION OF MORTGAGE

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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 OCTOBER 2, 2023.**

GRANTOR:

LELAND 2734 ASSOCIATES LLC

By:

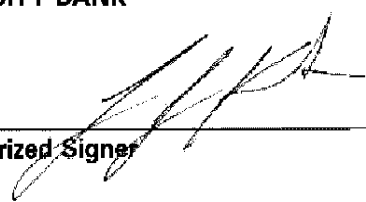
  
 JOSEPH GOTTESMAN, Manager of LELAND 2734 ASSOCIATES LLC

LENDER:

1ST EQUITY BANK

X

Authorized Signer

  
 \_\_\_\_\_

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## MODIFICATION OF MORTGAGE (Continued)

Loan No: 821343

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### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF ILLINOIS )

) SS

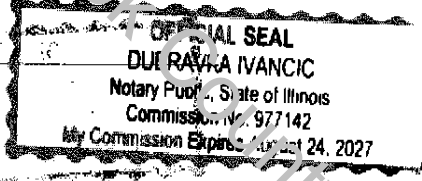
COUNTY OF COOK )

On this 5<sup>th</sup> day of October, 2023 before me, the undersigned Notary Public, personally appeared **JOSEPH GOTTESMAN, Manager of LELAND 2734 ASSOCIATES 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 Dubravka Ivancic Residing at \_\_\_\_\_

Notary Public in and for the State of ILLINOIS

My commission expires 8/24/2027



1<sup>st</sup> Equity Bank  
3956 W. Dempster  
Skokie, IL 60076

Notary Clerk's Office

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## MODIFICATION OF MORTGAGE

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### LENDER ACKNOWLEDGMENT

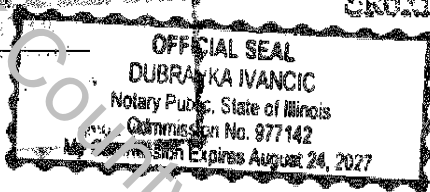
STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF COOK )

On this 2nd day of October, 2023 before me, the undersigned Notary Public, personally appeared LOUIS JKOLOM and known to me to be the President, authorized agent for **1st Equity Bank** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **1st Equity Bank**, duly authorized by **1st Equity 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 **1st Equity Bank**.

By Dubravka Ivancic Residing at 1st Equity Bank

Notary Public in and for the State of ILLINOIS 8936 W. Dempster Skokie, IL 60076

My commission expires 8/24/2027



County Clerk's Office