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Doc#: 2408720008 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/27/2024 9:03 AM Pg: 1 of 5

RECORDATION REQUESTED BY:
STEARNS BANK NATIONAL
ASSOCIATION
ARIZONA OFFICE
4191 2ND ST S
ST. CLOUD , MN 56301

WHEN RECORDED MAIL TO:
STEARNS BANK NATIONAL
ASSOCIATION
4191 SO 2ND ST
ST CLOUD, MN 56302-7338

SEND TAX NOTICES TO:
2405 W GRAND, LLC
1200 N ASHLAND STE 400
CHICAGO, IL 60622

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:
MEGAN PENCE
STEARNS BANK NATIONAL ASSOCIATION
4191 2ND ST S
ST. CLOUD , MN 56301

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated March 19, 2024, is made and executed between 2405 W GRAND, LLC, whose address is 1200 N ASHLAND STE 400, CHICAGO, IL 60622; AN ILLINOIS LIMITED LIABILITY COMPANY (referred to below as "Grantor") and STEARNS BANK NATIONAL ASSOCIATION, whose address is 4191 2ND ST S, ST. CLOUD , MN 56301 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated March 30, 2023 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

RECORDED ON MARCH 31, 2023 AS DOCUMENT #2309015026, IN THE OFFICE OF THE COOK COUNTY RECORDER, COOK COUNTY, ILLINIOS, AND ALL SUBSEQUENT MODIFICATIONS, RENEWALS AND EXTENSIONS THEREOF.

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

See EXHIBIT A, which is attached to this Modification and made a part of this Modification as if fully set forth herein.

The Real Property or its address is commonly known as 2405 W GRAND AVE, CHICAGO, IL 60612. The Real Property tax identification number is 16-12-220-016; 16-12-220-019; 16-12-220-029.

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

EXTEND MATURITY DATE TO SEPTEMBER 30, 2024.

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

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 70024198

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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.

COUNTERPART SIGNATURES. This document may be signed in any number of counterparts all of which combined shall be considered one and the same document.

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 19, 2024.

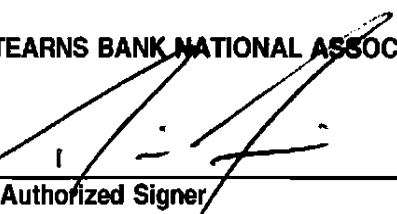
GRANTOR:

2405 W GRAND, LLC

By: 
ROBERT D MOSKY, Manager of 2405 W GRAND, LLC

LENDER:

STEARNS BANK NATIONAL ASSOCIATION

X 
Authorized Signer

Property of Cook County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 70024198

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois)
)
) SS
 COUNTY OF Cook)

On this 19th day of March, 2024 before me, the undersigned Notary Public, personally appeared **ROBERT D MOSKY, Manager of 2405 W GRAND, 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 Samuel Aaron Shower Residing at 1157 Elmwood ave

Notary Public in and for the State of Illinois

My commission expires 5/23/2027



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MODIFICATION OF MORTGAGE (Continued)

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LENDER ACKNOWLEDGMENT

STATE OF Minnesota)

COUNTY OF STEARNS) SS

On this 26th day of March, 2024 before me, the undersigned Notary Public, personally appeared David Ferencsek and known to me to be the Senior Vice President, authorized agent for **STEARNS BANK NATIONAL ASSOCIATION** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **STEARNS BANK NATIONAL ASSOCIATION**, duly authorized by **STEARNS BANK NATIONAL ASSOCIATION** 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 **STEARNS BANK NATIONAL ASSOCIATION**.

By Malipone Allison Phosy Residing at Stearns County

Notary Public in and for the State of Minnesota

My commission expires Jan 31, 2027



Stearns County Clerk's Office

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EXHIBIT 'A' / LEGAL DESCRIPTION

PARCEL 1: LOT 1 IN BLOCK 4 IN GAGE & MCKEY'S SUBDIVISION OF BLOCK 9 IN WRIGHT & WEBSTER'S SUBDIVISION OF THE NORTH EAST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; AND

PARCEL 2: LOTS 1, 2 AND 3 IN RESUBDIVISION OF LOTS 1 TO 13, INCLUSIVE, IN BLOCK 1 IN EBERHART WEAGE AND RUSH'S SUBDIVISION OF BLOCK 16 IN WRIGHT & WEBSTER'S SUBDIVISION OF THE NORTH EAST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 17 FEET OF PARCELS 1 AND 2 TAKEN FOR THE WIDENING OF WESTERN AVENUE), ALL IN COOK COUNTY, ILLINOIS.

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