

UNOFFICIAL COPY

Doc#: 2410302218 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/12/2024 3:06 PM Pg: 1 of 4

CT

1/2

22GST8740175K

FOR RECORDER'S USE ONLY

RETURN TO:

FWBank
1308 N. Elston Avenue, Suite 100
Chicago, Illinois 60642
ATTN: Corey Whitegiver, SBL Ops

PREPARED BY:

Crystal Caceres
Hofbauer Law Group LLC
1755 Park Street
Suite 200 #1132
Naperville, Illinois 60563

STATE OF ILLINOIS
COUNTY OF COOK
TAX/PARCEL ID: 17-04-437-014-0000
PROPERTY ADDRESS: 868 N. Franklin Street, Chicago, Illinois 60610

**MODIFICATION OF MORTGAGE, ASSIGNMENT OF LEASES AND RENTS AND
SECURITY AGREEMENT**

**THIS MODIFICATION OF MORTGAGE, ASSIGNMENT OF LEASES AND RENTS
AND SECURITY AGREEMENT** dated 4-4, 2024 is made and executed
between C2K Franklin LLC, an Illinois limited liability company, (referred to below as
"Mortgagor"), whose address is 868 N. Franklin Street, Chicago, Illinois 60610 and FWBank, an
Illinois lending institution (the "Mortgagee" or "Lender"), whose address is 1308 N. Elston
Avenue, Suite 100, Chicago, Illinois 60642.

UNOFFICIAL COPY

MORTGAGE. Lender and Mortgagor entered into a Mortgage, Assignment of Leases and Rents and Security Agreement dated June 13, 2023 (the "Mortgage") which was recorded in Cook County, State of Illinois as follows:

Mortgage, Assignment of Leases and Rents and Security Agreement dated June 13, 2023 and recorded June 20, 2023 as Document No. 2317146140.

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

SEE "EXHIBIT A" ATTACHED HERETO

The Real Property or its address is commonly known as 868 N. Franklin Street, Chicago, Illinois 60610. The Real Property tax identification number is 17-04-437-014-0000.

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

THE LOAN AMOUNT IS INCREASED FROM \$4,000,000.00 TO \$4,479,100.00.

ANY REFERENCE TO THE LOAN/MORTGAGE AMOUNT SHALL BE DEEMED REFERENCES TO THE INCREASED LOAN AMOUNT OF \$4,479,100.00.

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 modification. Nothing in this Modification shall constitute a satisfaction of 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 endorser 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.

MORTGAGOR ACKNOWLEDGES HAVING READ ALL OF THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE, ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT AND MORTGAGOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE, ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT IS DATED 4-4, 2024.

[Signatures commence on following page]

UNOFFICIAL COPY

Mortgagor has executed and delivered this Modification as of 4-4-2024

MORTGAGOR:

C2K Franklin LLC,
An Illinois limited liability company

BY: [Signature]
Carmen A. Rossi

TITLE: Member

STATE OF ILLINOIS
COUNTY OF Cook

This instrument was acknowledged before me on April 4, 2024 by Carmen A. Rossi as Member of C2K Franklin LLC, an Illinois limited liability company.

[Signature]
Signature of Notary Public
Print Name: Joseph A. Zagorski
Title/Rank: Manager
My Commission Expires: 4/4/26

(SEAL)



Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT "A"

LEGAL DESCRIPTION

LOTS 18 AND 19 IN BLOCK 27 IN JOHNSTON, ROBERTS AND STORR'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax No.: 17-04-437-014-0000

Commonly known as: 868 N. Franklin Street, Chicago, Illinois 60610

Property of Cook County Clerk's Office