

# UNOFFICIAL COPY



\*2413829176\*

Doc# 2413829176 Fee \$93.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00

BLANKET FEE:\$75.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 5/17/2024 3:05 PM

PAGE: 1 OF 6

**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 Ste 150  
Oak Brook, IL 60523

**FOR RECORDER'S USE ONLY**

**This Modification of Mortgage prepared by:**

Elizabeth Casanova  
Lakeside Bank  
2001 York Road Ste 150  
Oak Brook, IL 60523

## MODIFICATION OF MORTGAGE



\*#####074003212024#####\*

THIS MODIFICATION OF MORTGAGE dated March 21, 2024, is made and executed between SOT2, LLC, an Illinois limited liability company, whose address is 4205 West Irving Park Road 1st floor, Chicago, IL 60641 (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 March 21, 2022 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded at the Cook County Recorder of Deeds on March 23, 2022 as Document Number 2208218187.

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

Parcel 1: Unit 3516-1 in the Irving Park Manor Condominium, as delineated on a survey of the following described real estate: Lots 1, 2, 3 in Block 2 in Louck's and Bauer's Resubdivision of Block 11 in K.K. Jones Subdivision in the North half of the Southwest quarter of Section 23, Township 40 North, Range 13 East of the Third Principal Meridian, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 09200616, and as amended, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2: The exclusive right to the use of S-8 and P-2, limited common element, as delineated on the

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## MODIFICATION OF MORTGAGE (Continued)

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survey attached to the Declaration aforesaid recorded as Document Number 09200616. \*

PIN: 13-23-307-044-1007

C/K/A: 3516 Lawndale, Unit 1, Chicago, Illinois 60618

Unit 4606-3 South in the Monticello Park Condominium, as delineated on a survey of the following described real estate: Lot 19 (except the South 26 feet thereof) and all of Lots 20, 21 and 22 in Block 3 in Johnson and Tyden's Addition to West Ravenswood, a Subdivision of the East half of the Northeast quarter of the Northwest quarter of Section 14, Township 40 North, Range 13 East of the Third Principal Meridian; which survey is attached to the Declaration of Condominium recorded as Document 0416818105, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois. \*

PIN: 13-14-112-025-1021

C/K/A: 4606 North Monticello, Unit 3S, Chicago, Illinois 60625

Parcel 1: Unit 4521-2W in The Terraces on Central Park Condominiums on a survey of the following described property: the North 10 feet of Lot 31 and all of Lots 32 and 33 in Block 4 in A.R. Hill and Company's Northwestern Elevated Road Addition, being a Subdivision by Alonzo H. Hill of the North half of the Southwest quarter of the Northeast quarter of Section 14, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached to the Declaration of Condominium recorded as Document No. 0513939010 together with its undivided percentage interest in the common elements.

Parcel 2: The exclusive right to use Storage Space P-4 and Storage Space SA-5, a limited common element as delineated on the Survey attached to the Declaration aforesaid recorded as Document 0513939010.

PIN: 13-14-213-033-1012

C/K/A: 4521 North Central Park, Unit 2W, Chicago, Illinois 60625

Unit 2C, in California Park Condominiums, as delineated on a Plat of Survey of the following described Tract of Land: Lots 1, 2 and 3 in Block 16, in Rose Park, a Subdivision of the East half of the Southwest quarter of Section 13, Township 40 North, Range 13, East of the Third Principal Meridian, which survey is attached as Exhibit "B" to the Declaration of Condominium Ownership recorded July 30, 2003 as Document No. 0321139040, according to the Plat thereof recorded, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

PIN: 13-13-331-038-1007

C/K/A: 4056 North California, Unit 2C, Chicago, Illinois 60618

Unit 9B in the North Pulaski Condominium as delineated on a survey of the following described real estate: Lots 1 and 2 in Block 2 in Belmont Gardens, being a Subdivision of part of the Northeast quarter of Section 27, Township 40 North, Range 13, East of the Third Principal Meridian, according to the Plat thereof recorded June 18, 1933 in Book 118 and pages 38 and 39 as Document number 5209764, in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded April 2, 2004 as Document No. 0409344023, as amended from time to time, together with its undivided percentage interest in the common elements.

PIN: 13-27-215-038-1013

C/K/A: 4009 West Nelson, Unit 9B, Chicago, Illinois 60641

Unit 2922-2W in 2922-24 North Sacramento Condominiums as delineated on a survey of the following described real estate: Lots 9 and 10 in Block 1 in Storey and Allen's Addition to Chicago a Subdivision of the East half of the Southwest quarter of the Northwest quarter of Section 25, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "B" to

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## MODIFICATION OF MORTGAGE (Continued)

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the Declaration of Condominium recorded as Document Number 0314839124, together with its undivided percentage interest in the common elements.

PIN: 13-25-122-051-1005

C/K/A: 2922 1/2 North Sacramento, Unit 2W, Chicago, Illinois 60618

Parcel 1: Unit No. 207, in Klee Plaza at Six Corners Condominium, as Delineated on a Plat of Survey of the following described tract of land: Part of certain Lots in E.C. Dickinson's Milwaukee Avenue Subdivision Number 3, being a Resubdivision of the part East of Milwaukee Avenue of Lot 12, (except the North 33 feet thereof) of School Trustees Subdivision of Section 16, Township 40 North, Range 13 East of the Third Principal Meridian, according to the Plat thereof recorded May 12, 1911, as Document No. 4757929, which Plat of Survey is attached as Exhibit "C" to the Declaration of Condominium Ownership recorded July 16, 2007, as Document No. 0719717024, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2: A perpetual and exclusive easement for parking purposes in and to Parking Space No. 24, a limited common element, as set forth and defined in said Declaration of Condominium and Survey attached thereto, in Cook County, Illinois.

Parcel 3: Easements appurtenant to and for the benefit of Parcel 1 as set forth and defined in the Declaration of Covenants, Conditions, Restrictions and Easements for Klee Plaza at Six Corners Development recorded as Document 0719717022 for ingress and egress, all in Cook County, Illinois.

PIN: 13-16-431-035-1007

C/K/A: 4015 North Milwaukee, Unit 207, Chicago, Illinois 60641

The Real Property or its address is commonly known as 3516 North Lawndale Avenue Unit #1, Chicago, IL 60618; 4606 North Monticello Avenue Unit #3S, Chicago, IL 60625; 4521 North Central Park Avenue Unit #2W, Chicago, IL 60625; 4056 North California Avenue Unit #2C, Chicago, IL 60618; 4009 West Nelson Street Unit #9B, Chicago, IL 60641; 2922 North Sacramento Avenue Unit #2W, Chicago, IL 60618; 4015 North Milwaukee Avenue, Unit #207, Chicago, IL 60641, Chicago, IL 60076.

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

The principal loan amount is amended to **\$485,000.00**. 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 **\$970,000.00**. 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 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.

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## MODIFICATION OF MORTGAGE (Continued)

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.

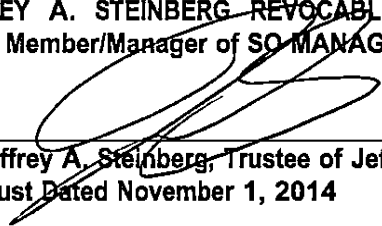
**GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED MARCH 21, 2024.**

**GRANTOR:**

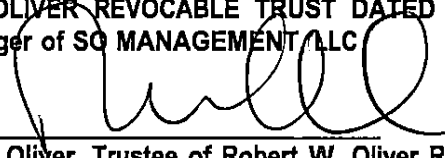
SOT2, LLC

SO MANAGEMENT, LLC, Sole Member/Manager of SOT2, LLC

JEFFREY A. STEINBERG REVOCABLE TRUST DATED NOVEMBER 1, 2014, Member/Manager of SO MANAGEMENT, LLC

By:   
Jeffrey A. Steinberg, Trustee of Jeffrey A. Steinberg Revocable Trust Dated November 1, 2014

ROBERT W. OLIVER REVOCABLE TRUST DATED OCTOBER 24, 2014, Member/Manager of SO MANAGEMENT, LLC

By:   
Robert W. Oliver, Trustee of Robert W. Oliver Revocable Trust Dated October 24, 2014

**LENDER:**

LAKESIDE BANK

X   
Authorized Signer

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## MODIFICATION OF MORTGAGE (Continued)

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF IL

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COUNTY OF Cook

On this March day of 21 March 2024 before me, the undersigned Notary Public, personally appeared Jeffrey A. Steinberg, Trustee of Jeffrey A. Steinberg Revocable Trust Dated November 1, 2014, Member/Manager of SO MANAGEMENT, LLC, Sole Member/Manager of SOT2, LLC and Robert W. Oliver, Trustee of Robert W. Oliver Revocable Trust Dated October 24, 2014, Member/Manager of SO MANAGEMENT, LLC, Sole Member/Manager of SOT2, LLC, and known to me to be members or designated agents 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 they are authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

By [Signature]

Residing at Chicago, IL

Notary Public in and for the State of IL

My commission expires 6/25/26



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## MODIFICATION OF MORTGAGE (Continued)

### LENDER ACKNOWLEDGMENT

STATE OF Illinois

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COUNTY OF COOK

On this 30 day of April, 2024 before me, the undersigned Notary Public, personally appeared Joan Coburn and known to me to be the SVP commercial lending 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 [Signature] Residing at CHICAGO, IL

Notary Public in and for the State of IL

My commission expires 9-9-24

PROPERTY OF COOK COUNTY CLERK'S OFFICE