

# UNOFFICIAL COPY

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CEDRIC GILES  
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Date 6/17/2024 2:45 PM Pg: 1 of 4

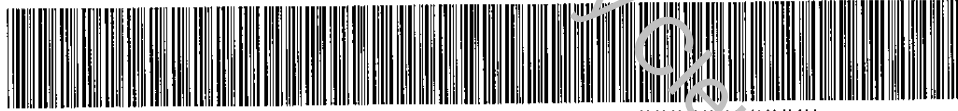
WHEN RECORDED MAIL TO:  
LAKESIDE BANK  
Oak Brook Operations Center  
2001 York Road Ste 150  
Oak Brook, IL 60523

SEND TAX NOTICES TO:  
LAKESIDE BANK  
Oak Brook Operation, Center  
2001 York Road  
Oak Brook, IL 60523

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:  
Maryellen Howard  
Lakeside Bank  
2001 York Road Ste 150  
Oak Brook, IL 60523

## MODIFICATION OF MORTGAGE



\*#####074006152024#####\*

THIS MODIFICATION OF MORTGAGE dated June 15, 2024, is made and executed between SOUTHPORT AVENUE PROPERTIES, LLC (50) - 2326 N. SOUTHPORT, CHICAGO, ILLINOIS, an Illinois Series Limited Liability Company, whose address is 3080 North Lincoln Avenue, Chicago, IL 60657 (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 August 15, 2019 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded at the Cook County Recorder of Deeds on August 28, 2019 as Document Number 1924006068

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

LOT 40 IN BLOCK 2 IN HIGH'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 15 OF SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32 TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 2326 North Southport Avenue, Chicago, IL 60614. The Real Property tax identification number is 14-32-103-034-0000.

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(Continued)**

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

Delete and restate Note definition as follows: **Note.** The word "Note" means the Promissory Note dated August 15, 2019, in the original principal amount of \$445,000.00 from Borrower to Lender, together with all renewals, extensions, modifications, refinancings, consolidations, and substitutions thereof. **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 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.

**GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED JUNE 15, 2024.**

**GRANTOR:**

**SOUTHPORT AVENUE PROPERTIES, LLC (50) - 2326 N. SOUTHPORT,  
CHICAGO, ILLINOIS**

**ICM PROPERTIES, INC., Manager of SOUTHPORT AVENUE PROPERTIES,  
LLC (50) - 2326 N. SOUTHPORT, CHICAGO, ILLINOIS**

By: Adrian Winick  
**ADRIAN WINICK, President of ICM PROPERTIES, INC.**

By: [Signature]  
**ADAM P. WINICK, Secretary of ICM PROPERTIES, INC.**

**LENDER:**

**LAKESIDE BANK**

[Signature]  
**Authorized Signer**

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## MODIFICATION OF MORTGAGE (Continued)

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois )  
 )  
 COUNTY OF COOK ) SS  
 )

On this 5<sup>th</sup> day of June, 2024 before me, the undersigned Notary Public, personally appeared **ADRIAN WINICK, President of ICM PROPERTIES, INC., Manager of SOUTHPORT AVENUE PROPERTIES, LLC (50) - 2326 N. SOUTHPORT, CHICAGO, ILLINOIS** and **ADAM P. WINICK, Secretary of ICM PROPERTIES, INC., Manager of SOUTHPORT AVENUE PROPERTIES, LLC (50) - 2326 N. SOUTHPORT, CHICAGO, ILLINOIS**, 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 3080 N Lincoln Ave Chicago IL 60657

Notary Public in and for the State of Illinois

My commission expires 07/23/2025



PUBLIC RECORDS OF COOK COUNTY Clerk's Office

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## MODIFICATION OF MORTGAGE (Continued)

### LENDER ACKNOWLEDGMENT

STATE OF Illinois )  
 )  
 COUNTY OF Cook ) SS  
 )

On this 12<sup>th</sup> day of June 2024 before me, the undersigned Notary Public, personally appeared James McCreghan 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 Angela Florida Residing at Lakeside Bank

Notary Public in and for the State of Illinois

My commission expires 7/31/24



County Clerk's Office