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Doc#: 1520856230 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/27/2015 01:14 PM Pg: 1 of 4

RECORDATION REQUESTED BY:

BMO Harris Bank N.A.
111 W. Monroe Street
Chicago, IL 60603-4095

WHEN RECORDED MAIL TO:

BMO Harris Bank N.A.
111 W. Monroe Street
Chicago, IL 60603-4095

SEND TAX NOTICES TO:

BMO Harris Bank N.A.
111 W. Monroe Street
Chicago, IL 60603-4095

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated July 10, 2015, is made and executed between HCE, Inc., whose address is 2375 Oakton, Arlington Heights, IL 60005 (referred to below as "Grantor") and BMO Harris Bank N.A., whose address is 111 W. Monroe Street, Chicago, IL 60603-4095 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated August 27, 2014 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows.

A Mortgage recorded on September 24, 2014 as Document #1426708288 in Cook County Recorder's Office, as may be subsequently modified from time to time.

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

PARCEL 1:

THE SOUTH 184.17 FEET OF THE NORTH 234.17 FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 26 TOWNSHIP 41 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN EXCEPTING THEREFROM THE WEST 1080.0 FEET THEREOF AND EXCEPT THE EAST 40.0 FEET THEREOF IN COOK COUNTY, ILLINOIS.

PARCEL 2:

ALL THAT PART OF THE SOUTH 159.0 FEET OF THE NORTH 393.17 FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE WEST 1080 FEET THEREOF AND LYING WEST OF THE EAST 40.0 FEET THEREOF, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 2375 Oakton, Arlington Heights, IL 60005. The Real Property tax identification number is 08-26-102-019-0000, 08-26-102-032-0000, and 08-26-102-033-0000.

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

This Modification of Mortgage reflects the following:

(1) that the above referenced Mortgage now secures a Promissory Note dated August 27, 2014 in the

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(Continued)**

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original principal amount of \$975,000.00 to Lender bearing a fixed interest rate and a Promissory Note dated July 10, 2015 in the original principal amount of \$200,000.00 to Lender bearing a variable interest rate based upon an index together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the Promissory Note

(2) The following paragraph is hereby added to the Mortgage:

Revolving Line of Credit

Specifically, in addition to the amounts specified in the Indebtedness definition, and without limitation, this Mortgage secures a revolving line of credit and shall secure not only the amount which Lender has presently advanced to Grantor or Borrower under the Note, but also any future amounts which Lender may advance to Grantor or Borrower under the Note within twenty (20) years from the date of this Mortgage to the same extent as if such future advance were made as of the date of the execution of this Mortgage. The revolving line of credit obligates Lender to make advances to Grantor or Borrower so long as Grantor and Borrower complies with all the terms of the Note and Related Documents.

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 JULY 10, 2015.

GRANTOR:

HCE, INC.

By: 

David J. Lopina, President of HCE, Inc.

LENDER:

BMO HARRIS BANK N.A.

X 

Authorized Signer

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MODIFICATION OF MORTGAGE (Continued)

CORPORATE ACKNOWLEDGMENT

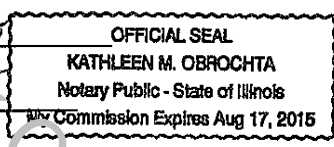
STATE OF Illinois)
) SS
 COUNTY OF Lake)

On this 10th day of July, 2015 before me, the undersigned Notary Public, personally appeared David J. Loping, President of HCE, Inc., and known to me to be an authorized agent of the corporation that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, 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 corporation.

By Kathleen M. Obrochta Residing at Wauconda, IL 60084

Notary Public in and for the State of Illinois

My commission expires Aug 17, 2015



LENDER ACKNOWLEDGMENT

STATE OF Illinois)
) SS
 COUNTY OF Lake)

On this 10th day of July, 2015 before me, the undersigned Notary Public, personally appeared Todd Golds and known to me to be the VP, authorized agent for BMO Harris Bank N.A. that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of BMO Harris Bank N.A., duly authorized by BMO Harris Bank N.A. 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 BMO Harris Bank N.A..

By Kathleen M. Obrochta Residing at Wauconda, IL 60084

Notary Public in and for the State of Illinois

My commission expires Aug 17, 2015

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MODIFICATION OF MORTGAGE (Continued)

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